

SUNSHINE COAST LAND USE PLANNING PROPOSAL 2041

PART 2: PROPOSED LOCAL PLANNING DIRECTIONS

9 FEBRUARY 2022

Acknowledgement of Traditional Custodians

The Sunshine Coast Council acknowledges the Traditional Custodians of the land, the Kabi Kabi peoples and Jinibara peoples, their connection to their traditional lands and their role in shaping the identity of the Sunshine Coast. The Sunshine Coast local government area has always been a place of natural, cultural, spiritual, social and economic significance to its Traditional Custodians. Council is working to recognise, maintain and respect the cultures, values and heritage of the Traditional Custodians.

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sunshinecoast.qld.gov.au
mail@sunshinecoast.qld.gov.au
07 5475 7272
Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

Disclaimer

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PART 2 PROPOSED LOCAL PLANNING DIRECTIONS

As part of its new planning scheme, Council is proposing to develop Local Plans for our diverse Sunshine Coast communities

To help inform the development of our region’s planning scheme, Council has prepared the *Sunshine Coast Land Use Planning Proposal 2041*, comprising:

- Part 1 - Proposed Vision and Regional Planning Directions; and
- Part 2 - Proposed Local Planning Directions (this document).

Part 1 - sets out a proposed vision for the Sunshine Coast in 2041 and proposed regional planning directions to achieve that vision. It also describes the planning context, relevant legislation, the process for preparing a new planning scheme, growth and development on the Sunshine Coast, and the State, regional and council policy framework.

Part 2 - recognises that the Sunshine Coast is a community of communities and outlines a proposed planning intent for each local area.

The proposed Local Plans will describe and protect local character and values.

View the proposed local planning directions for your area and provide your feedback visit haveyoursay.sunshinecoast.qld.gov.au.

Planning for our local areas

Community of communities

The diversity and uniqueness of our communities is one of the reasons our region is so special

The Sunshine Coast has a long history of local planning. This legacy has helped to recognise and shape the region as a ‘community of communities’ with distinct and separate towns, villages, suburbs and urban areas, surrounded by natural and rural landscapes, that give residents a strong sense of connection to place (where they live, work and play) and to their local community.

The aim of a local planning approach is to put ‘place’ at the centre of planning and design processes. This ensures development reflects, and is consistent with, the values and characteristics of the Sunshine Coast and its individual communities.

Local Plans will help customise planning responses to make sure that the new planning scheme is not one-size-fits all.

Local plan areas are communities of interest for land use planning purposes. Local plans describe the intended character of local plan areas, enable finer grained, localised planning responses and provide variations to standard planning scheme provisions for particular places. Within local plan areas, local plan precincts may also provide for area specific or site-specific provisions.

The new Local Plans will support the vibrancy and individuality of communities by providing localised planning responses and variations to standard planning scheme provisions.

The Queensland planning system is flexible in terms of the identification of local plan areas and the use and application of local plans in planning schemes. To continue to support and strengthen our ‘community of communities’, local plan areas are proposed to be part of the new planning scheme for the Sunshine Coast.

The proposed local plan areas cover the whole of the Sunshine Coast, inclusive of rural areas and non-urban areas, and allow for towns and villages to be considered in their broader setting and context. This is different to the current planning scheme which mainly includes local plans for urban areas and rural township areas only.

A total of 18 local plan areas (LPAs) are proposed for the new planning scheme. This is in comparison to the current planning scheme which identifies 27 LPA’s.

The proposed local plan areas are shown on **Map 1 – Proposed Local Plan Areas**. The boundaries of the proposed local plan areas are generally based on gazetted suburb/locality boundaries, or other features such as major roads.

The proposed refined approach to local plan areas for the new planning scheme is intended to further embed and extend local planning for the Sunshine Coast whilst making the process of local planning more efficient.



Map 1: Proposed Local Plan Areas

It is important to note that the new planning scheme will not apply to all parts of the Sunshine Coast local government area.

The Maroochydore City Centre and Caloundra South (known as Aura) Priority Development Areas (PDAs) will continue to be subject to their own development schemes under the *Economic Development Act 2012*.

The new planning scheme is also not intended to apply to the Sunshine Coast Airport site, with Council deciding to support its designation as a PDA. This proposal will be subject State Government approval and community consultation.

In addition, the undeveloped parts of Kawana Waters are subject to a development agreement and Development Control Plan 1 Kawana Waters.

While these areas will not be regulated under the new planning scheme, they are included in the proposed local plan areas for context and to ensure integration with surrounding areas.

In addition, planning for the Beerwah East Major Development Area (MDA) is in progress and the planning framework for this area is yet to be determined. For similar reasons to the areas mentioned above, the Beerwah East MDA is also included in a proposed local plan area.

All these areas are shown in **Figure 1**.

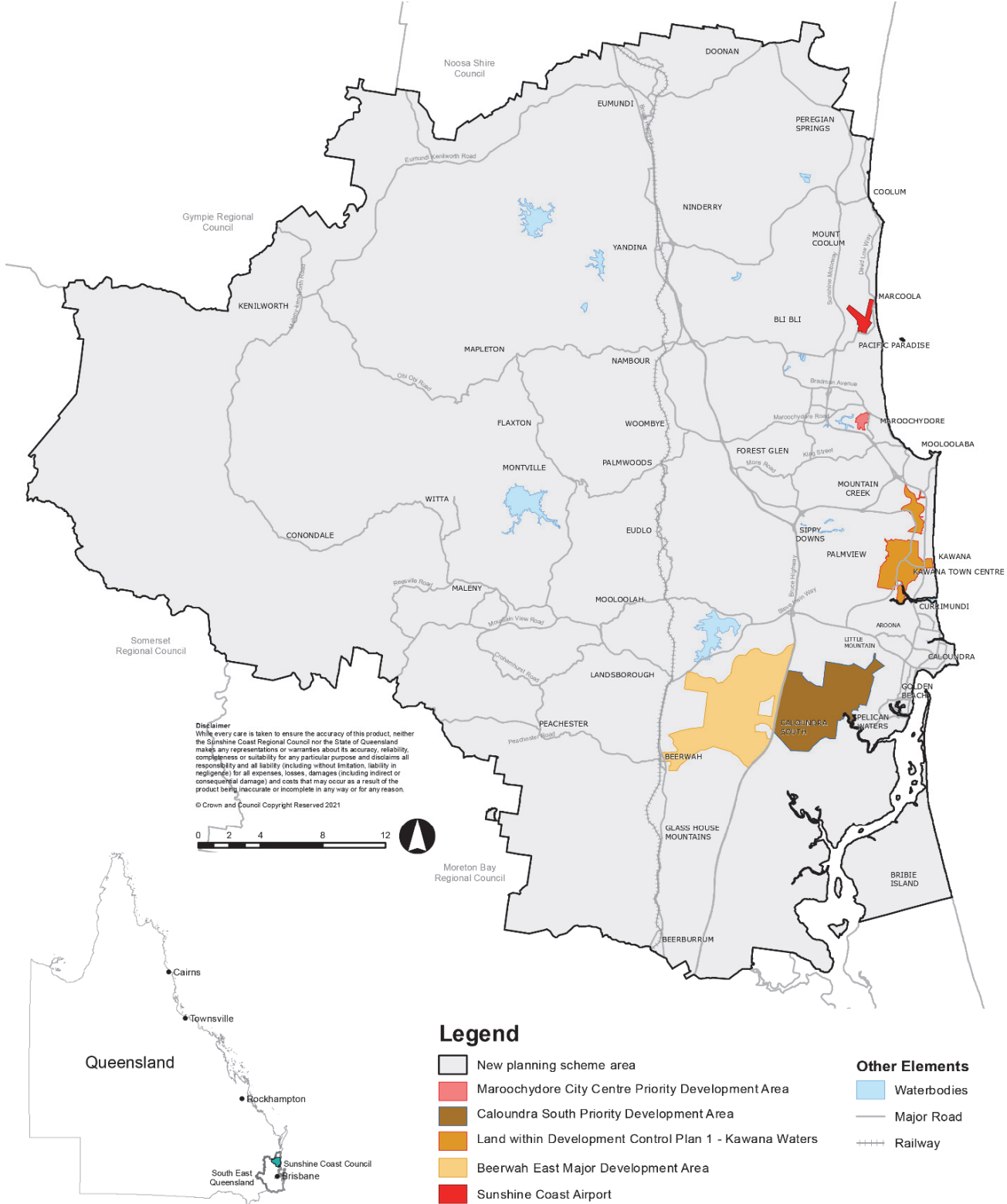


Figure 1: Areas subject to or potentially subject to other planning processes

Proposed vision and local planning directions

Proposed planning directions for each local plan area are set out in **Local Planning Directions Sheets 1 to 18**. For each local plan area there is a:

- description of the area;
- a description of the role of the area in the Sunshine Coast region;
- a proposed vision;
- proposed local planning directions;
- an indicator of the level of change proposed; and
- a map of the area.

While Part 1 of the Sunshine Coast Land Use Planning Proposal 2041 sets out the proposed vision and regional planning directions for sustainable growth management to 2041, the new planning scheme will be only the **first step** towards achieving these aspirations. This is because planning schemes generally have a life of only 10 years. As such, the regulatory provisions of the new planning scheme, including zoning, development codes and local plans (yet to be prepared), will address short and medium-term priorities based on current community expectations and other considerations. The proposed local planning directions in Part 2 of this Land Use Planning Proposal are intended to inform these provisions.

The proposed local planning directions aim to deliver a balanced approach based on best practice planning principles and considering the needs and interests of each local area as well as the broader Sunshine Coast community into the future. The proposed directions aim to broadly respond to key constraints and opportunities, community values and aspirations, and local issues and challenges for each local plan area.



There are some issues and challenges that are common to all local plan areas and which are therefore not referenced on each local planning direction sheet. Part 1 (Setting a Proposed Vision and Regional Planning Directions) of the Sunshine Coast Land Use Planning Proposal 2041 addresses some of these issues more broadly, including:

- improving housing choice, housing diversity and affordable living;
- prioritisation of Sunshine Coast Design principles, particularly for residential development;
- prioritisation of shady leafy streets and increasing deep planting on development sites;
- climate adaptation and resilience;
- ensuring development avoids areas subject to natural hazards or minimises risks associated with natural hazards;
- protecting existing and future road and public transport infrastructure and corridors;

- promoting sustainable forms of transport; and
- network planning and advocacy to ensure infrastructure keeps pace with growth.

Other common directions, which are more specifically related to certain land uses, and which are intended to be addressed in the new planning scheme include:

- investigate ways to improve regulation of short-term accommodation in residential areas;
- improve design and siting provisions for secondary dwellings and dual occupancies;
- review site cover and setback provisions for multi-unit residential and mixed use development; and
- review on-site parking rates for development.



Local Planning Directions Sheets

Proposed Hinterland Local Plan Areas

- Eumundi - Doonan (**Sheet 1**)
- Yandina – Maroochy River Valley (**Sheet 2**)
- Nambour and Surrounds (**Sheet 3**)
- Woombye – Palmwoods (**Sheet 4**)
- Mooloolah Valley (**Sheet 5**)
- Beerwah – Landsborough (**Sheet 6**)
- Glasshouse – Pumicestone (**Sheet 7**)
- Blackall Range – Maleny (**Sheet 8**)
- Mary Valley – Kenilworth (**Sheet 9**)

Proposed Coastal Local Plan Areas

- Coolum – Peregrin (**Sheet 10**)
- North Shore (**Sheet 11**)
- Bli Bli – Maroochy River Plains (**Sheet 12**)
- Maroochydore (**Sheet 13**)
- Mooloolaba – Alexandra Headland (**Sheet 14**)
- Buderim and Surrounds (**Sheet 15**)
- Kawana Waters (**Sheet 16**)
- Sippy Downs – Palmview (**Sheet 17**)
- Caloundra and Surrounds (**Sheet 18**)

Local plans will help each of our diverse communities to thrive in their own way



Eumundi – Doonan

Description

The proposed **Eumundi – Doonan Local Plan Area** (LPA) is located along the northern boundary of the Sunshine Coast local government area. It comprises the existing communities of interest of Eumundi, Doonan and Verrierdale as well as the localities of Eerwah Vale, Weyba Downs and the rural parts of Peregrine Beach around Lake Weyba. This area incorporates a mix of coastal lowlands and elevated rural and rural residential areas. The proposed boundary of the Eumundi – Doonan LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively limited, primarily due to physical and environmental constraints such as steep and unstable land, bushfire, flooding, native vegetation, water quality issues associated with Lake Weyba and productive agricultural land.

Draft vision statement

The Eumundi – Doonan Local Plan Area continues to accommodate a mosaic of rural activities and large tracts of remnant vegetation, as well as the small township of Eumundi and the rural residential community of Doonan. The protection of natural and rural attributes ensures that the local plan area remains a productive and naturally attractive rural area which provides a scenic northern gateway to the Sunshine Coast.

The township of Eumundi, focussed around its traditional main street, remains a small country town with a distinctive village character and identity, set in an attractive rural landscape of rolling hills and coastal plains. Tree-lined streets, large urban lots, low-key low-rise buildings, and the natural bushland and rural land surrounding the town, continue to provide a lush green country atmosphere and backdrop.

Boutique shopping and cafes and rural-based tourism, including markets, will continue to be a focus for the town, in a manner that is consistent with the character of the town. Local shopping opportunities have improved with the establishment of a small supermarket in the town.

Doonan remains an attractive rural residential area, where residents enjoy a semi-rural lifestyle on large lots in a bushland setting. Rural communities in Eerwah Vale, Verrierdale and Yandina Creek have experienced little change. These areas continue to accommodate rural activities and significant expanses of bushland habitat.

The water quality, habitat and scenic values of Lake Weyba are protected, with no further intensification of development occurring in this area except limited small-scale low impact tourism and recreation activities.

Role in the Sunshine Coast region

In a region-wide context, the Eumundi – Doonan LPA provides:

-  Hinterland, rural and rural residential living
-  Regional landscape
-  Rural production
-  Major habitat and biodiversity

**the area may also provide other functions at a local level.*



Proposed Planning Directions

The following are proposed planning directions for Eumundi – Doonan Local Plan Area for the new planning scheme:

- No or minimal change in maximum allowable building heights
- Retain large urban and rural residential minimum lot sizes
- No or minimal change to growth management boundaries
- Maintain current limits on market activity in Eumundi
- Review centre zone to ensure appropriate opportunities for a small supermarket in Eumundi (**Map Ref. 1**)
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Protect water quality in Lake Weyba
- Maintain controls on signage, especially in rural areas and along scenic routes
- Maintain limits on vegetation clearing to preserve habitat and landscape values

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed



From existing Planning Scheme



From current on-ground situation

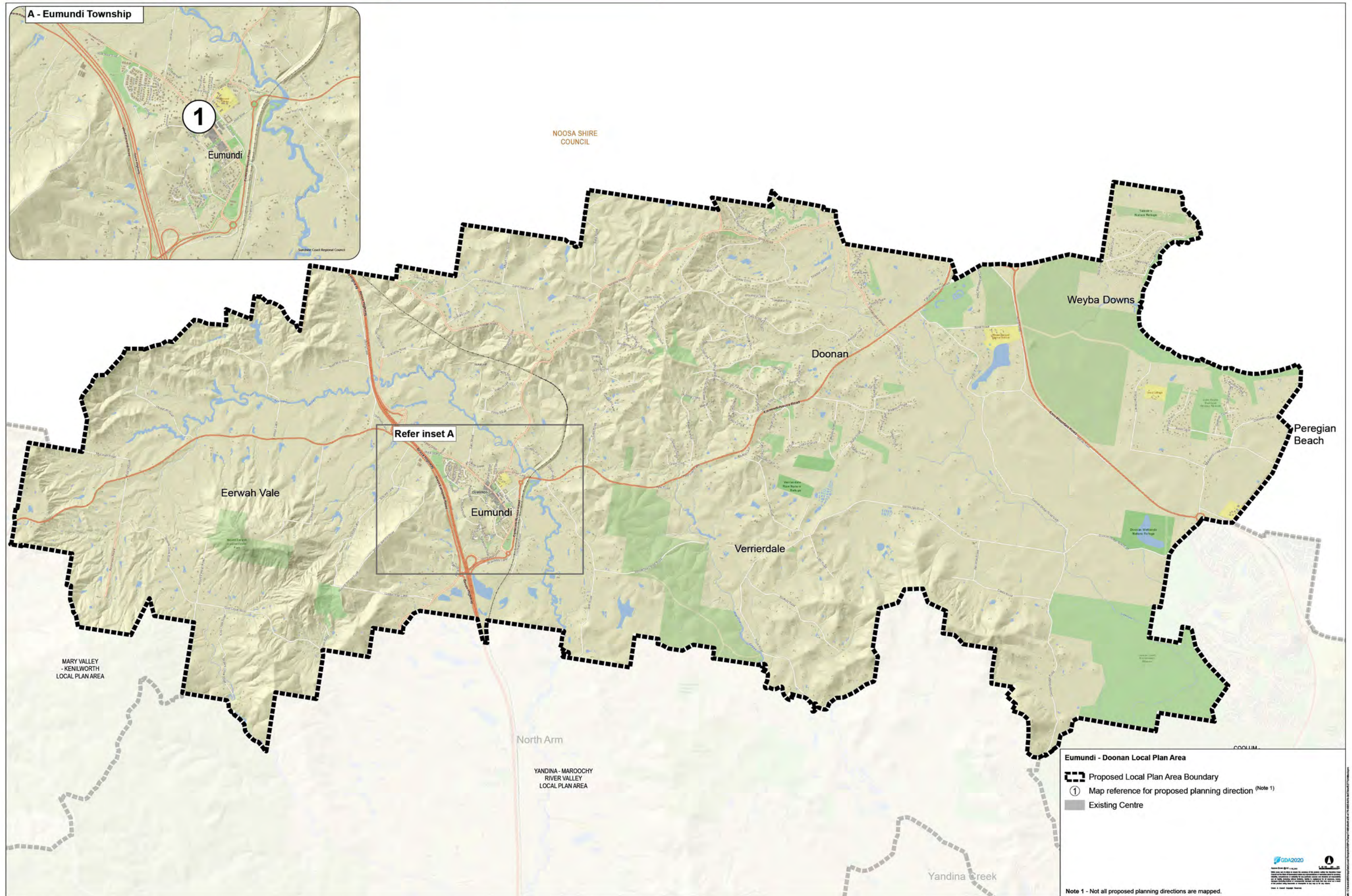


Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

To have your say scan the QR code or go to haveyoursay.sunshinecoast.qld.gov.au





Yandina – Maroochy River Valley

Description

The proposed **Yandina – Maroochy River Valley Local Plan Area (LPA)** is in the northern -central part of the Sunshine Coast. It is centred around the community of interest of Yandina. This area includes the sparsely settled, steep and heavily vegetated upper catchment areas of the north and south Maroochy River, including Cooloolabin and Wappa Dams, as well as more closely settled lowlands, rural and rural residential areas surrounding Yandina. Other localities, or parts of localities, within this area include North Arm, Cooloolabin, Bridges, Kiamba, Ninderry, Maroochy River, Valdora, Yandina Creek, Kulangoor and Verrierdale. The proposed boundary of the Yandina – Maroochy River Valley LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively limited, primarily due to physical and environmental constraints such as steep and unstable land, bushfire, flooding, native vegetation and the need to maintain water quality in the Maroochy River and Cooloolabin and Wappa Dam water supply catchment areas.

Role in the Sunshine Coast region

In a region-wide context, the Yandina – Maroochy River Valley LPA provides:

-  Hinterland living and rural residential living
-  Major industry (Yandina)
-  Major infrastructure (water supply)
-  Major habitat and biodiversity
-  Regional landscape

**the area may also provide other functions at a local level.*

Draft vision statement

The Yandina – Maroochy River Valley Local Plan Area continues to accommodate a mosaic of rural activities, significant environmental reserves and tracts of remnant vegetation, as well as the township of Yandina and nearby rural residential communities of Ninderry and Valdora.

The township of Yandina remains a small, laid back, country town set in a picturesque rural landscape of small farms and vegetated hills. The town retains its rich heritage, traditional main street -based form and rural village character.

Urban areas are characterised by traditional low density, low rise development on larger urban lots. Some streets closest to the town centre and railway station have redeveloped over time to offer a greater range of housing types including well designed and low-rise townhouses and duplexes.

Yandina serves a diversified tourism market based on rural and food processing industries and boutique tourist ventures. Well-planned industrial development continues to underpin and complement Yandina’s economic base.

Ninderry and Valdora remain attractive rural residential areas, where residents enjoy a semi-rural lifestyle on large lots in a bushland setting.

The significant scenic, ecological and cultural values of Mount Ninderry are protected, and it remains clearly dominant and undiminished in the landscape. The catchment areas for Cooloolabin and Wappa Dam are managed to protect their important water resource, landscape and ecological values.



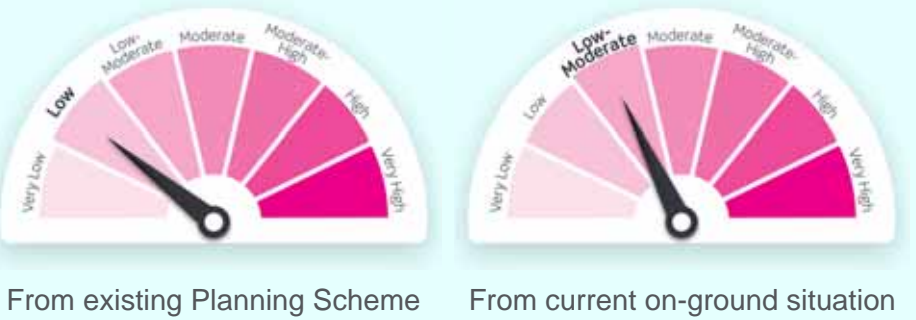
Proposed Planning Directions

The following are proposed planning directions for Yandina – Maroochy River Valley Local Plan Area for the new planning scheme:

- Continue to protect Yandina’s heritage and character
- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban and rural residential minimum lot sizes
- Improve design and siting provisions for secondary dwellings and dual occupancies
- Protect and enhance the main street function of Stevens Street and Farrell Street in Yandina (**Map Ref. 1**)
- Retain a compact town centre at Yandina and strong provisions to discourage out-of-centre development
- Investigate opportunities for additional low-medium density residential development such as dual occupancies and townhouses close to the Yandina town centre to provide housing diversity
- Review planning for the possible expansion area within the urban footprint north of Steggalls Road, Yandina (**Map Ref. 2**)
- Continue to develop and consolidate industrial areas at Yandina (no further expansion)
- Maintain water quality in the Maroochy River catchment and water supply dam catchments (**Map Ref. 3**)
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Maintain controls on signage, especially in rural areas and along scenic routes
- Maintain limits on vegetation clearing to preserve habitat and landscape values
- Review provisions relating to the establishment of service stations within centres

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed

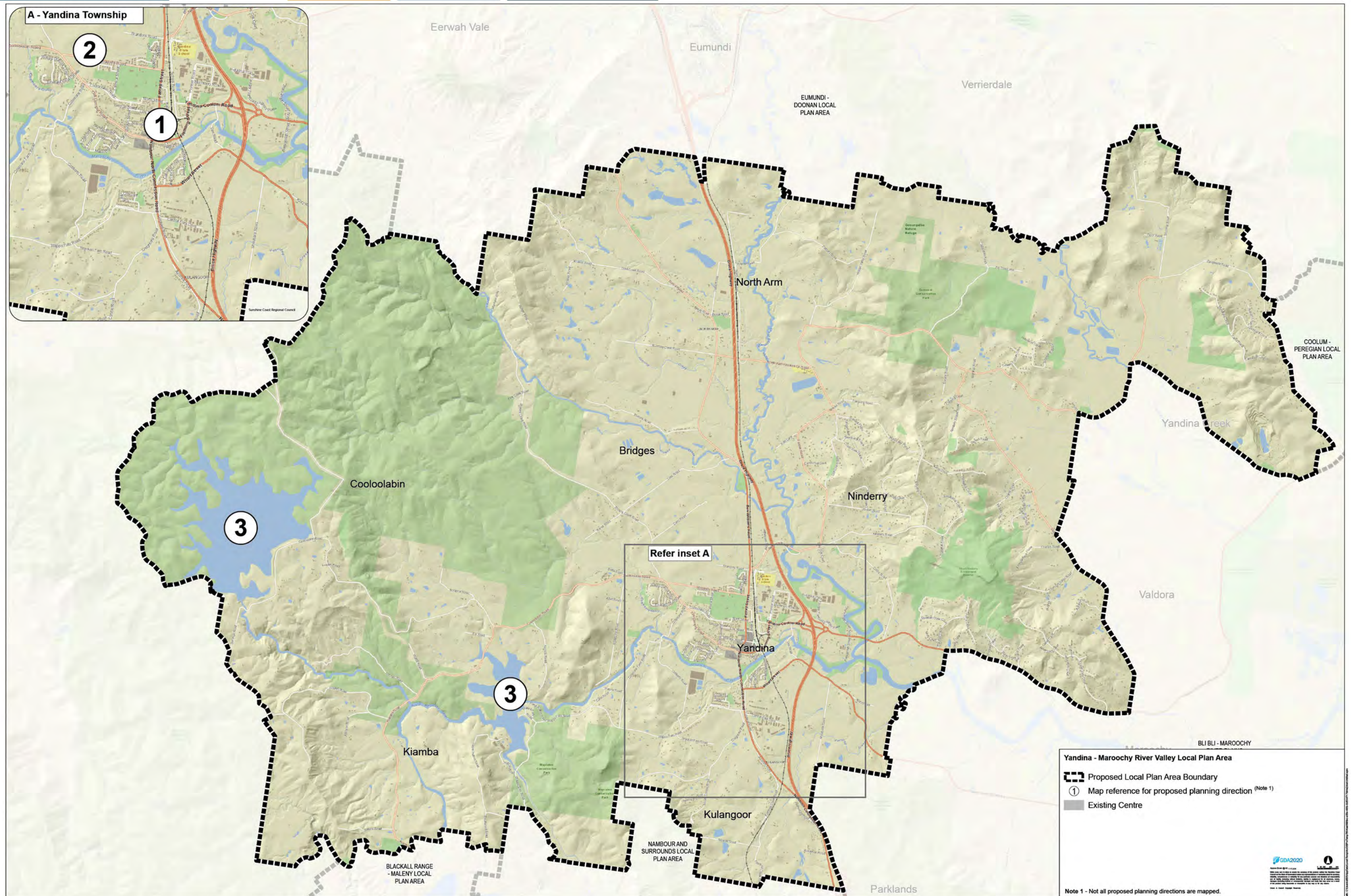


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Nambour and Surrounds

Description

The proposed **Nambour and Surrounds Local Plan Area (LPA)** is in the central part of the Sunshine Coast, mainly west of the Bruce Highway. It is centred around the community of interest of Nambour. Localities within this local plan area also include Highworth, Coes Creek, Burnside, Perwillowen, Towen Mountain, Image Flat, Parklands, part of Rosemount and the industrial area in the western part of Bli Bli. The North Coast Rail Line runs north -south through the local plan area. The proposed boundary of the Nambour and Surrounds LPA is identified on the **attached map**.

Nambour is an established centre with a hospital and health precinct, a growing entertainment industry, established neighbourhoods and rich heritage. There are opportunities for further growth and development both in the town centre and residential areas.

Draft vision statement

The Nambour and Surrounds Local Plan Area is a diverse and thriving hinterland town with a rich heritage character, framed by semi-rural communities, small farms, and vegetated hills and valleys.

Nambour is the largest centre in the Sunshine Coast hinterland, providing higher order retail, employment, significant community facilities and services to its resident population and surrounding hinterland areas, including nearby rural towns and villages.






Nambour town centre is revitalised and has an eclectic feel and strong heritage character. It has emerged as a renowned live music destination with a vibrant and safe day-time and night-time economy. Excellent public transport services provide easy connections to the coastal corridor as well as south along an upgraded North Coast Rail Line. Petrie Creek is restored and enjoyed by the community as a significant open space, recreation and ecological asset to the town. The Nambour Hospital and health hub continues to provide significant regional and local health related services.

A wide range of housing types are provided within the local plan area, with units and apartments closest to the centre and railway station, and a mix of low – medium density housing options including townhouses and dual occupancies in inner suburban areas. Redevelopment in these areas is sensitive to and preserves traditional Queenslander character where required.

Further out, leafy, low density, family friendly suburbs sit lightly on rolling hills. Residents enjoy larger urban lot sizes and scenic views from elevated areas. A mosaic of remnant vegetation is retained, scattered across hillsides and ridgelines, and framing waterways.

Role in the Sunshine Coast region

In a region-wide context, the Nambour and Surrounds LPA provides:

-  Major employment and services
-  Hinterland living
-  Rural residential living
-  Major industry (Nambour)
-  Major infrastructure

**the area may also provide other functions at a local level.*



Nambour and Surrounds

Proposed Planning Directions

The following are proposed planning directions for Nambour and Surrounds Local Plan Area for the new planning scheme:

- Recognise and promote Nambour as the major centre servicing the hinterland
- Review provisions relating to Nambour town centre, frame areas and health hub to encourage revitalisation
- Review the extent of the Special Entertainment Precinct (SEP) (**Map Ref. 1**)
- Continue to promote the SEP (economic development initiative)
- Investigate possible new low-medium density consolidation opportunities around Nambour centre and the Hospital
- Investigate opportunities within the existing Urban Footprint for additional land for bulky goods / showrooms
- Investigate opportunities to improve Bli Bli Road entry to Nambour (industry area) (**Map Ref. 2**)
- Further investigate potential residential expansion areas within the existing Urban Footprint to the west and south-west of Nambour (**Map Ref. 3**)
- Continue to protect Nambour’s heritage and character
- Provide further guidance to ensure appropriate redevelopment in character areas currently zoned for low-medium density residential development
- Ensure residential expansion within existing zoned areas in Burnside and Perwillowen occurs in a coordinated manner (**Map Ref. 4**)
- Review zoning in high flood hazard / drainage constrained areas to ensure it is compatible with the level of risk
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed

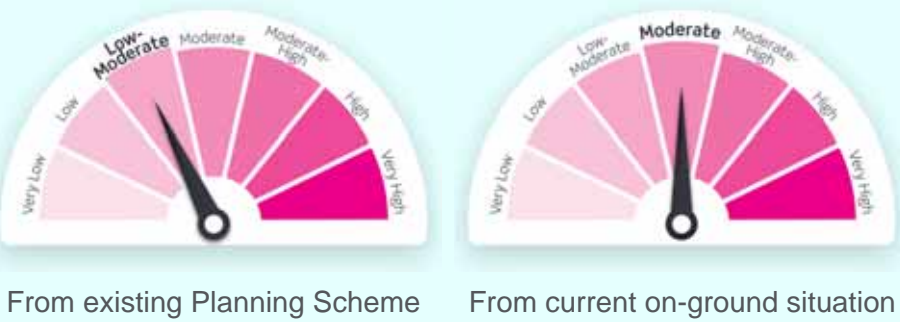


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Photo credit: Converge.

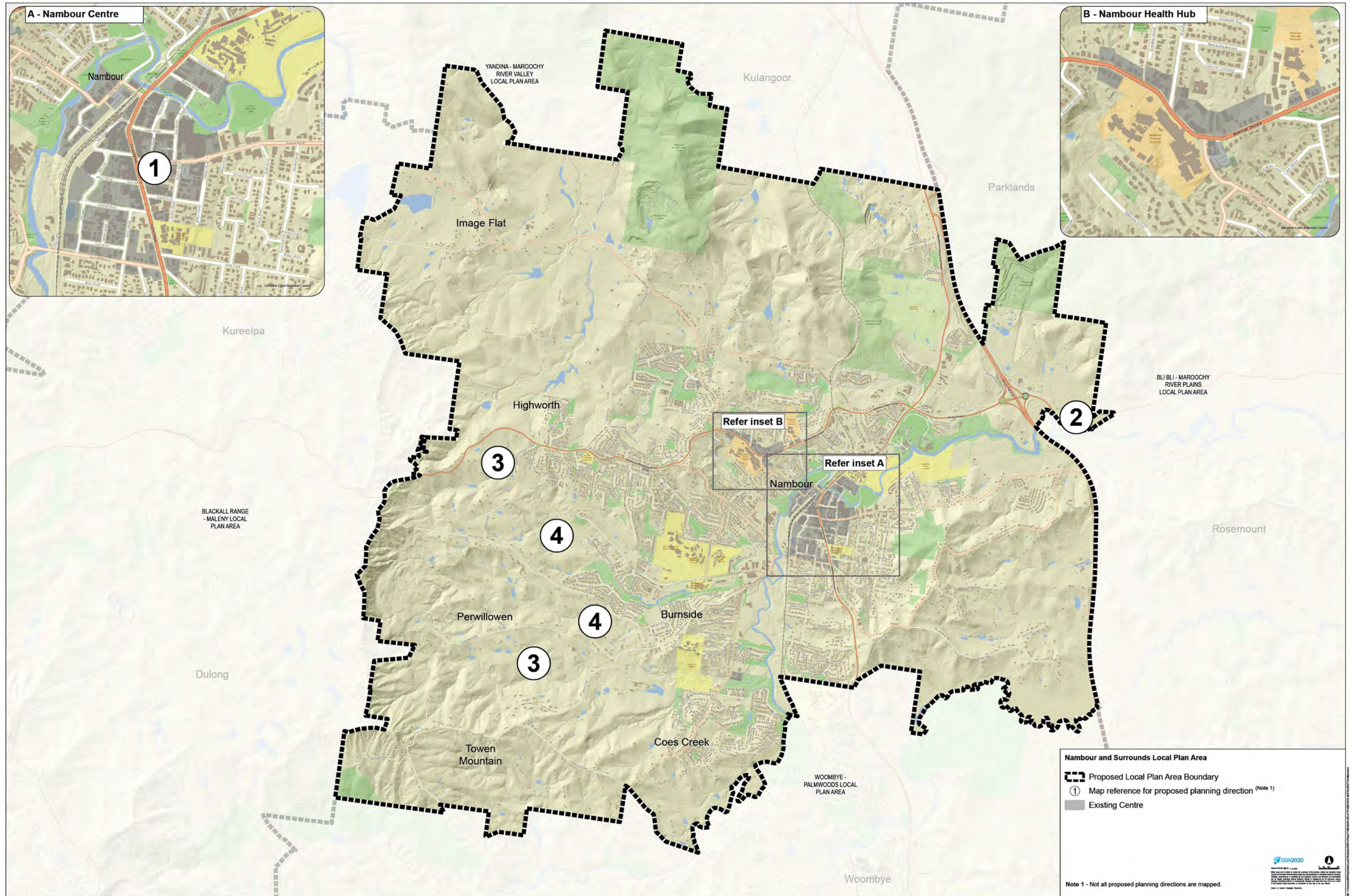


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Woombye – Palmwoods

Description

The proposed **Woombye – Palmwoods Local Plan Area** (LPA) is in the central part of the Sunshine Coast, west of the Bruce Highway. It is centred around the communities of interest of Woombye and Palmwoods. Localities within the local plan area also include Landers Shoot, Chevallum, most of West Woombye, Hunchy and Eudlo, the northern part of Ilkley and the north -western part of Tanawha. The North Coast Rail Line runs north -south through the local plan area. The proposed boundary of the Woombye - Palmwoods LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively limited, primarily due to physical and environmental constraints including steep and unstable land along ranges, ridgelines and escarpments as well as bushfire and flooding. The townships have an appealing country town character.

Role in the Sunshine Coast region

In a region-wide context, the Woombye – Palmwoods LPA provides:



Hinterland living



Rural living



Regional landscape



Tourism (Big Pineapple)

**the area may also provide other functions at a local level.*

Draft vision statement

The Woombye – Palmwoods Local Plan Area remains a diverse and attractive rural and semi-rural landscape of rolling hills, punctuated by the small railway townships of Woombye and Palmwoods and the village of Eudlo, and framed by the vegetated backdrop of the Blackall and Mooloolah Ranges.

Although the townships are geographically close, both Woombye and Palmwoods retain distinct and separate identities. The Palmwoods town centre meanders uphill from the railway station, charming locals and visitors with an eclectic mix of boutique shops and cafes along with traditional rural services.

Woombye, with its traditional, picturesque poinciana lined main street, retains its local and rural service functions. The Big Pineapple continues to be a tourist icon and has expanded to accommodate a range of rural, food and beverage -related industries as well as low impact tourism, leisure and recreational activities.

Eudlo remains a small, quiet rural village, packed with character and charm.

The traditional Queenslander built form continues to dominate the centres of Woombye, Palmwoods and Eudlo as well as the older residential parts of the townships. Some streets closest to the centres and railway stations in Palmwoods and Woombye have redeveloped over time to offer a greater range of housing types including well designed, and low-rise townhouses and duplexes.

Urban areas have not expanded further and are characterised by low density, low rise development on larger urban lots. Trees lining the streets of the newer subdivisions in Palmwoods and Woombye have matured, settling these developments into the landscape.

Outside the townships, semi-rural communities and small farms have experienced little change. A mosaic of remnant vegetation is retained, scattered across hillsides and ridgelines and framing waterways.



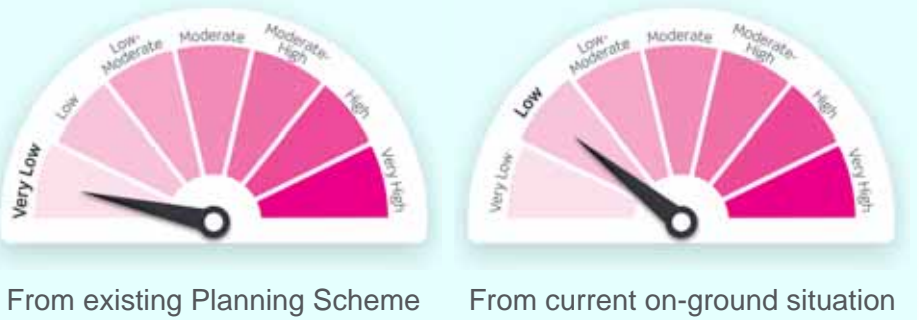
Proposed Planning Directions

The following are proposed planning directions for Woombye – Palmwoods Local Plan Area for the new planning scheme:

- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban and rural residential minimum lot sizes
- Improve design and siting provisions for secondary dwellings and limit dual occupancies
- Retain strong inter-urban breaks between Woombye, Palmwoods and Eudlo to retain their separate identity
- Retain compact centres and strong provisions to discourage out-of-centre development
- Provide further guidance to ensure appropriate redevelopment in character areas currently zoned for low-medium density residential development
- Investigate opportunities for additional low-medium density residential development such as dual occupancies and townhouses close to the Woombye town centre to provide housing diversity
- Continue to develop the Big Pineapple in accordance with the master plans and approvals (**Map Ref. 1**)
- Review centre zone and provisions at Palmwoods to ensure appropriate opportunities are provided for a small supermarket (**Map Ref. 2**)
- Maintain limits on vegetation clearing to preserve habitat and landscape values
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Review current uses and provisions relating to development fronting the Bruce Highway at Chevallum (**Map Ref. 3**)

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed

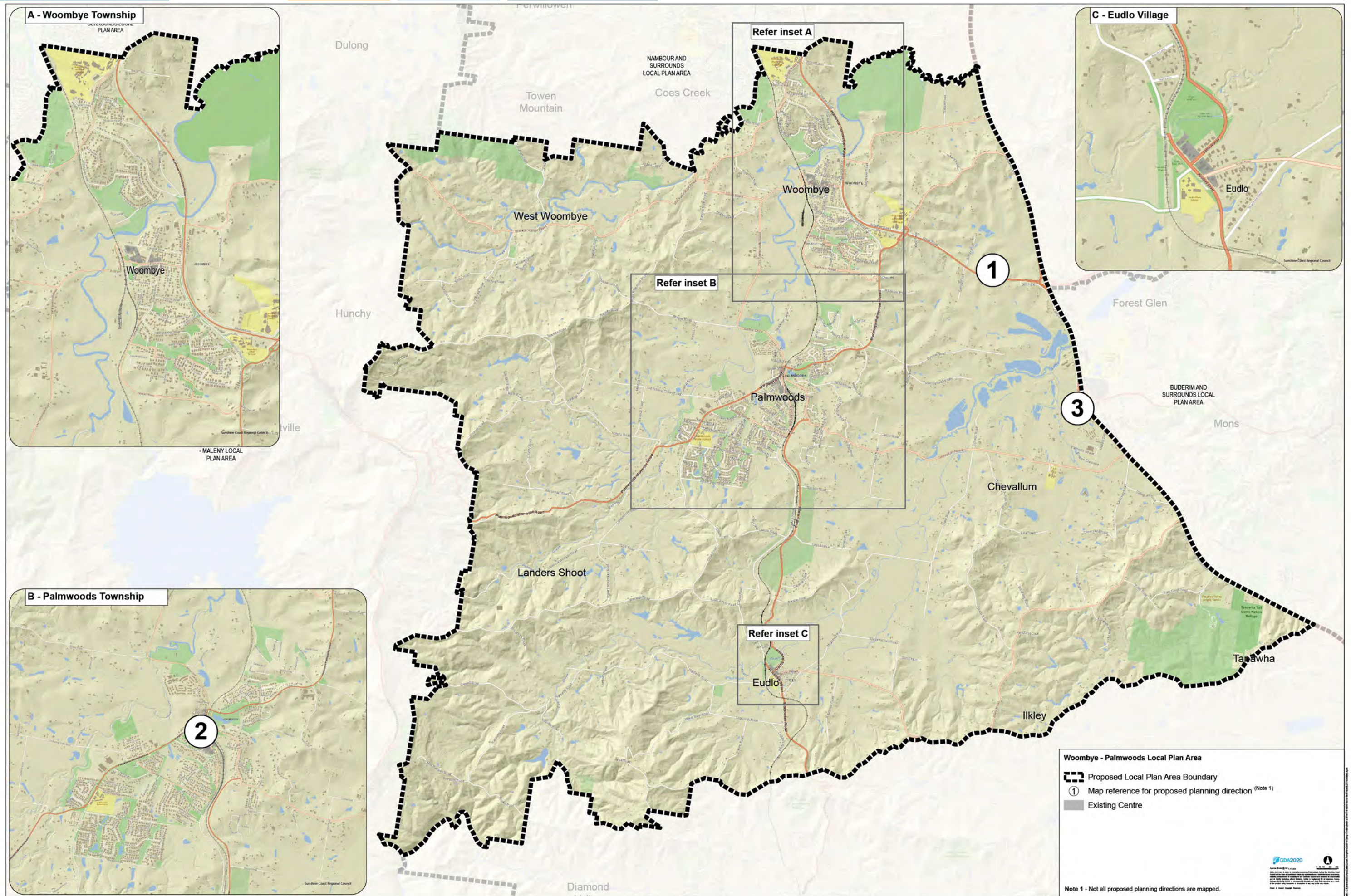


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- What types of development would you like to see encouraged or supported in your local area?

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Mooloolah Valley

Description

The proposed **Mooloolah Valley Local Plan Area (LPA)** is in the central part of the Sunshine Coast, west of the Bruce Highway. It is centred around the communities of interest of Mooloolah Valley and Glenview. Localities within the local plan area also include Diamond Valley, part of Palmview west of the Bruce Highway, the south - western part of Tanawha, the southern part of Ilkley and the northern part of the Landsborough locality. The North Coast Rail Line runs north -south through the local plan area. The local plan area includes the generally sparsely settled, steep and heavily vegetated upper catchment areas of the Mooloolah River, including Ewen Maddock Dam. The proposed boundary of the Mooloolah Valley LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively limited, primarily due to physical and environmental constraints such as steep and unstable land, bushfire, flooding, native vegetation, and the need to maintain water quality in the Mooloolah River catchment and Ewen Maddock Dam water supply catchment area.

Role in the Sunshine Coast region

In a region-wide context, the Mooloolah Valley LPA provides:

-  Hinterland living, rural and rural residential living
-  Tourism (Aussie World, Big Kart Track)
-  Regional landscape
-  Major infrastructure (water supply)
-  Major habitat and biodiversity

**the area may also provide other functions at a local level.*

Draft vision statement

Framed by a vegetated backdrop of the Blackall Range, Mooloolah Range, Dularcha National Park and Tunnel Ridge, the local plan area continues to derive its character from its picturesque rural and natural landscape setting, and strong community feel.

Nestled at the base of the valley, Mooloolah's town centre retains its low-key rural village and railway character. The centre remains compact and well connected across the railway line. Residents and visitors continue to experience a distinct sense of arrival to the town centre, provided by striking views to the Blackall Range, and the railway crossing and station infrastructure.

Urban areas around Mooloolah are characterised by low density, low rise residential development on larger urban lots. Tree-lined streets have settled newer subdivisions into the landscape. Some streets closest to the town centre and railway station have re-developed over time to offer a greater range of housing types including well designed, low-rise townhouses and duplexes.

Rural residential areas at Mooloolah and Glenview have continued to develop. Residents in these areas enjoy a semi-rural lifestyle on large lots in a bushland setting. Outside the township and rural residential areas, rural communities have experienced little change. These areas continue to accommodate rural activities and significant expanses of bushland habitat. The area retains a strong horse-riding community, and riders often travel through the town, adding to the rural character.

Tourism development clusters around existing sites at Aussie World, Big Kart Track and Glenview, with high quality experiences and attractions which are designed to protect and improve visual amenity and complement Steve Irwin Way as a tourist route.

The important water resource, landscape and ecological values of the Mooloolah River and Ewan Maddock Dam catchment area are protected.



Mooloolah Valley

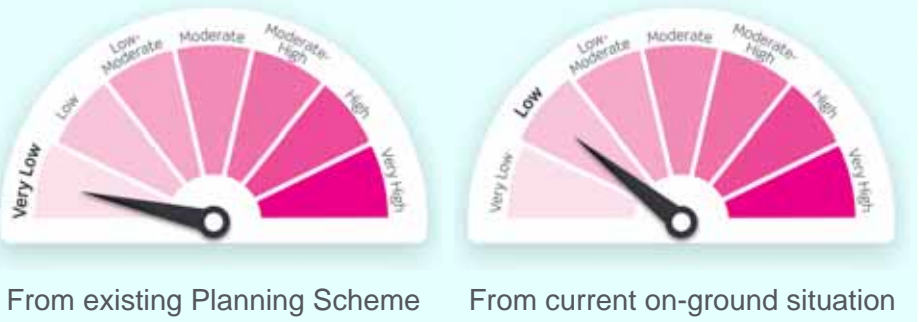
Proposed Planning Directions

The following are proposed planning directions for Mooloolah Valley Local Plan Area for the new planning scheme:

- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban and rural residential minimum lot sizes
- Retain strong inter-urban breaks around Mooloolah Township
- Continue to allow rural residential development within existing zonings at Mooloolah and Glenview
- Retain compact centres and strong provisions to discourage out-of-centre development
- Investigate opportunities for additional low-medium density residential development such as dual occupancies and townhouses close to the Mooloolah town centre to provide housing diversity
- Maintain current limits on subdivision in rural areas
- Continue to develop Aussie World and other tourist attractions in accordance with the relevant master plans and approvals (**Map Ref. 1**)
- Maintain limits on vegetation clearing to preserve habitat and landscape values
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Maintain Sippy Creek area within the rural zone and outside the urban growth management boundary (**Map Ref. 2**)
- Maintain water quality in the Mooloolah River and Ewen Maddock Dam catchments (**Map Ref. 3**)

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed

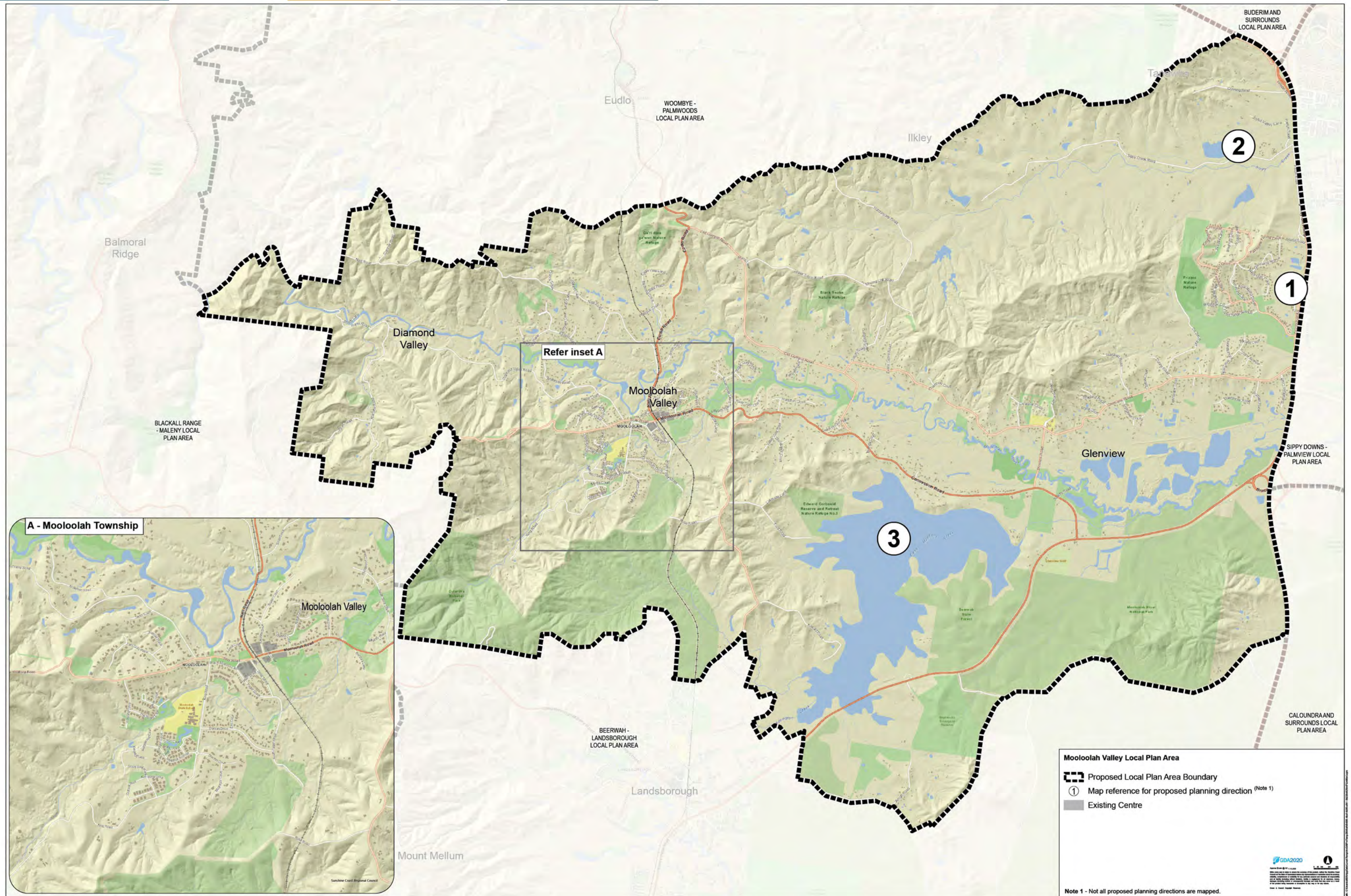


Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

To have your say scan the QR code or go to haveyoursay.sunshinecoast.qld.gov.au





Beerwah - Landsborough

Description

The proposed **Beerwah - Landsborough Local Plan Area (LPA)** is in the southern central part of the Sunshine Coast west of the Bruce Highway. It is centred around the communities of interest of Beerwah and Landsborough. Localities within the local plan area include parts of the Beerwah, Landsborough and Peachester localities, as well as Mount Mellum, Crohamhurst, and Booroobin. The North Coast Rail Line runs north -south through the local plan area. The township of Landsborough has a strong heritage character.

The local plan area includes the Beerwah East Major Development Area (which is yet to be developed), the major tourist attraction of Australia Zoo and substantial poultry farms around Beerwah. There are limited other opportunities for growth due to the need to protect agricultural land and rural activities, and physical constraints including steep and unstable land, and bushfire.

The proposed boundary of the Beerwah - Landsborough LPA is identified on the **attached map**.

Role in the Sunshine Coast region

In a region-wide context, the Beerwah - Landsborough LPA provides:

-  Major new community/ expansion area (Beerwah East)
-  Regional landscape
-  Rural production
-  Hinterland living, rural and rural residential
-  Tourism (Australia Zoo)
-  Major infrastructure

**the area may also provide other functions at a local level.*

Draft vision statement

The Beerwah - Landsborough Local Plan Area is a mosaic of urban, rural and semi-rural landscapes. The new community of Beerwah East is emerging. Once complete, this large, master planned community will offer a series of well connected, transit oriented, walkable and thoughtfully designed neighbourhoods, supported by a railway station and major centre, as well as several smaller scale centres, and a significant industrial area.

To the west, the nearby railway townships of Landsborough and Beerwah continue to thrive. Although the townships are geographically close, both to each other and to the emerging community of Beerwah East, Beerwah and Landsborough retain their distinct and separate identities.

Beerwah is the largest of the two centres, providing a wider range of shopping, employment and services in a compact, walkable and attractive town centre. Being located at the junction of the North Coast Rail Line and the new rail line to Maroochydore, it forms the southern transit gateway to the Sunshine Coast. A range of housing types are provided within Beerwah, with a mix of well-designed low – medium density apartments and townhouses having developed in areas close to the centre and railway station. New and expanded industrial areas to the east and south of the town provide additional business and employment opportunities. To the north of the town, Australia Zoo remains an internationally renowned tourist destination and has expanded to offer a range of eco accommodation options.

Landsborough has also grown; however, the town retains its rich heritage, village character and traditional main street. It offers a mix boutique shops and cafes along with traditional rural services. Some areas close to the town centre and railway station have redeveloped over time to offer a greater range of housing types including well designed, low-rise townhouses and duplexes. Additional retail and commercial development has occurred, but does not extend beyond the town centre. Caloundra Street provides an attractive and welcoming boulevard entry to the town.

Urban areas surrounding both townships are characterised by traditional low density, low rise development on larger urban lots.

Residents in the rural residential community of Peachester continue to enjoy a semi-rural lifestyle on large lots in a bushland setting. Peachester village remains a small, charming village servicing basic local needs.

The local plan area derives much of its character and economic value from its rural production activities and picturesque setting. Outside the designated urban and residential areas, rural communities have experienced little change. These areas continue to accommodate important and productive rural activities, including cropping, grazing and forestry, as well as small scale, low impact rural and nature-based tourism. Elevated areas remain forested, accommodating significant expanses of bushland habitat and high scenic amenity value. The Blackall Range, Mount Mellum, the Peachester Range and Glass House Mountains, continue to be dominant and undiminished in the landscape and the spectacular scenic views to and from these areas are protected.



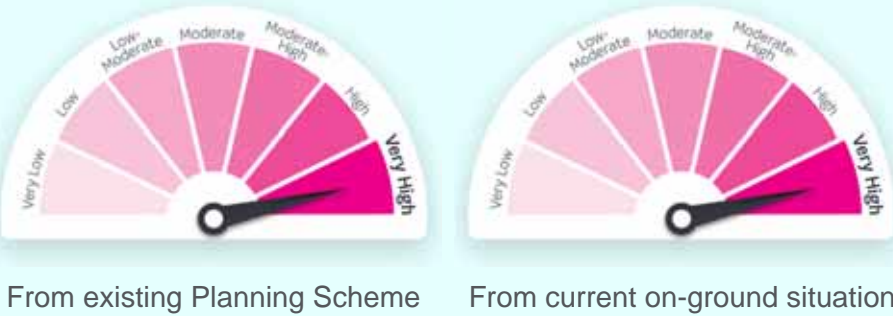
Proposed Planning Directions

The following are proposed planning directions for Beerwah - Landsborough LPA for the new planning scheme:

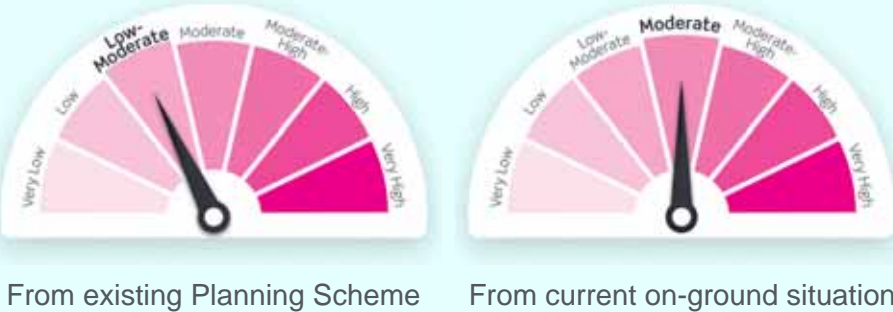
- Continue to plan for Beerwah East Major Development Area (**Map Ref. 1**)
- Include the identified further investigation area south of Beerwah (within the urban footprint) in an urban zone for industrial purposes (**Map Ref. 2**)
- Subject to the timing of the development of Beerwah East, identify Beerwah as a District Activity Centre to better reflect its current and likely future role and function (**Map Ref. 3**)
- Retain compact centres and strong provisions to discourage out-of-centre development
- Continue to protect Landsborough’s heritage and character
- Review the extent of the centre zone in Landsborough to provide additional land on the western side of the railway (**Map Ref. 4**)
- Review the need for and extent of the Specialised centre zone (that provides for showrooms and bulky goods development) in Landsborough (Caloundra Street) (**Map Ref. 5**)
- Investigate potential land use changes on the eastern side of the centre and railway station at Landsborough, to maximise opportunities associated with the rail upgrade (**Map Ref. 6**)
- Investigate opportunities for additional low-medium density residential development such as dual occupancies and townhouses close to the Landsborough town centre and Beerwah town centre to provide housing diversity
- Retain large urban and rural residential minimum lot sizes
- Retain strong inter-urban breaks to retain the separate identity of the towns
- Improve design and siting provisions for secondary dwellings and limit dual occupancies
- Continue to develop Australia Zoo in accordance with the relevant master plan and approvals (**Map Ref. 7**)
- Maintain limits on vegetation clearing to preserve habitat and landscape values
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Investigate the possible conversion of some rural residential areas to more intensive residential development

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed – Beerwah East Major Development Area



Level of change proposed – Remainder of LPA

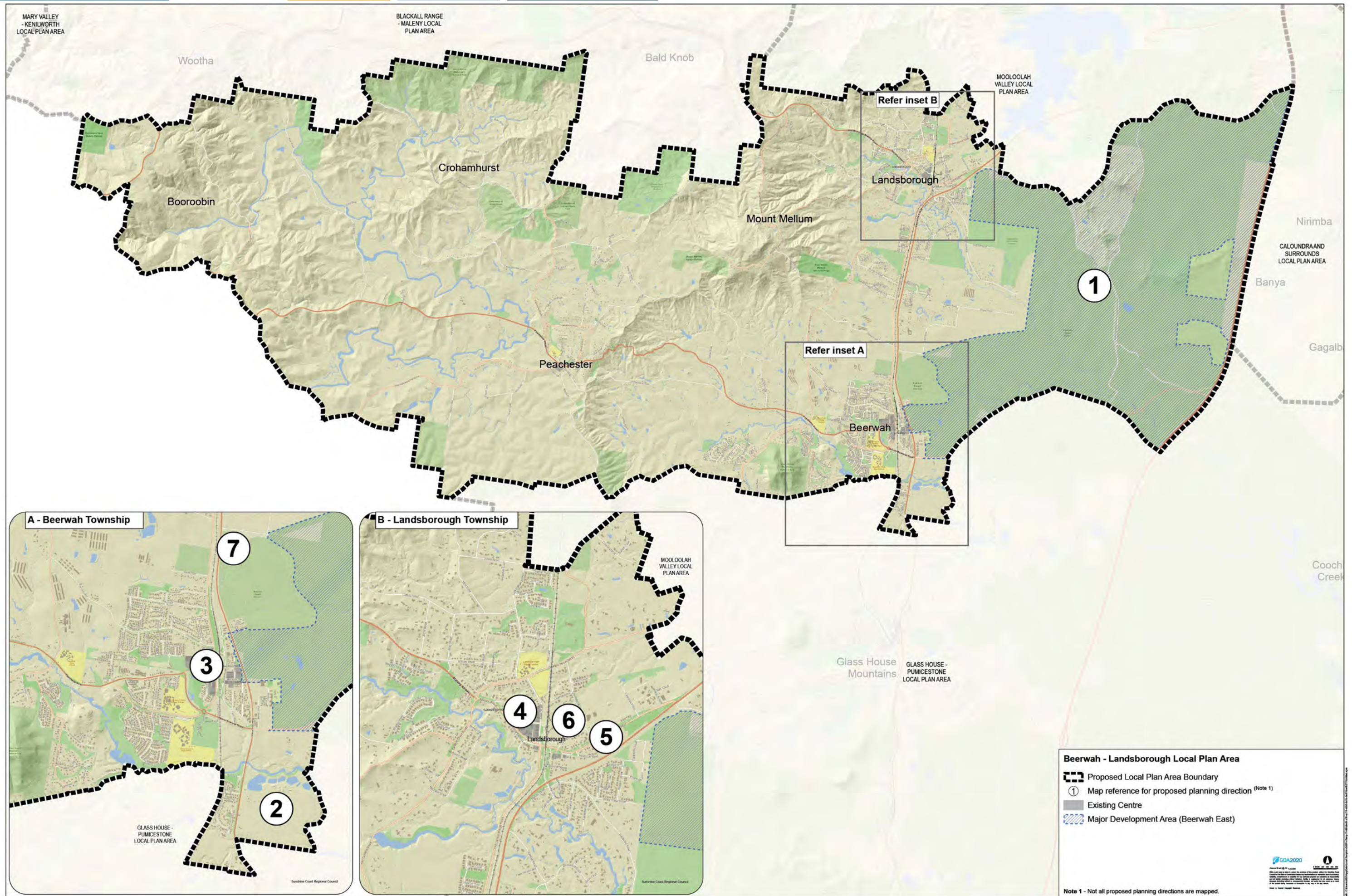


Tell us what you think

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Glasshouse – Pumicestone

Description

The proposed **Glasshouse – Pumicestone Local Plan Area (LPA)** is located in the southern part of the Sunshine Coast, stretching from the coast to the hinterland. The local plan area includes the localities of Glass House Mountains, Beerburum, Coochin Creek, Bribie Island North, and southern parts of Peachester and Beerwah. The Bruce Highway and North Coast Rail Line run north south through the local plan area. The area comprises predominantly productive agricultural land and forestry, interspersed with the scenic peaks of the Glass House Mountains and framed by the Peachester Range and the Pumicestone Passage. The Regional Inter-Urban Break is included within this local plan area. The proposed boundary of the Glasshouse - Pumicestone LPA is identified on the **attached map**.

There are limited opportunities for growth due to the need to protect the Regional Inter-Urban Break which includes productive agricultural land, forestry resources, major habitats, biodiversity and conservation areas. Other constraints include bushfire and the need to maintain water quality in the Pumicestone Passage and Somerset Dam water supply catchment.

Role in the Sunshine Coast region

In a region-wide context, the Glasshouse – Pumicestone LPA provides:

-  Regional landscape (Major greenspace – Regional Inter-urban Break)
-  Rural production
-  Hinterland living, rural and rural residential living
-  Recreation focus
-  Tourism focus (nature and rural-based)
-  Major habitat and biodiversity

**the area may also provide other functions at a local level.*

Draft vision statement

The Glasshouse – Pumicestone LPA continues to be the green gateway to the Sunshine Coast, a mosaic of conservation areas, forestry and farmland punctuated by small rural towns and the iconic peaks of the Glass House Mountains, and framed by the Ramsar protected wetlands of the Pumicestone Passage and northern Bribie Island.

The significant landscape, scenic, ecological, cultural, recreational and rural production values of this large expanse of greenspace (known as the Regional Inter-Urban Break) are protected and enhanced, and no new urban or rural residential expansion has occurred in this area. The area continues to mark an important transition from the greater Brisbane area.

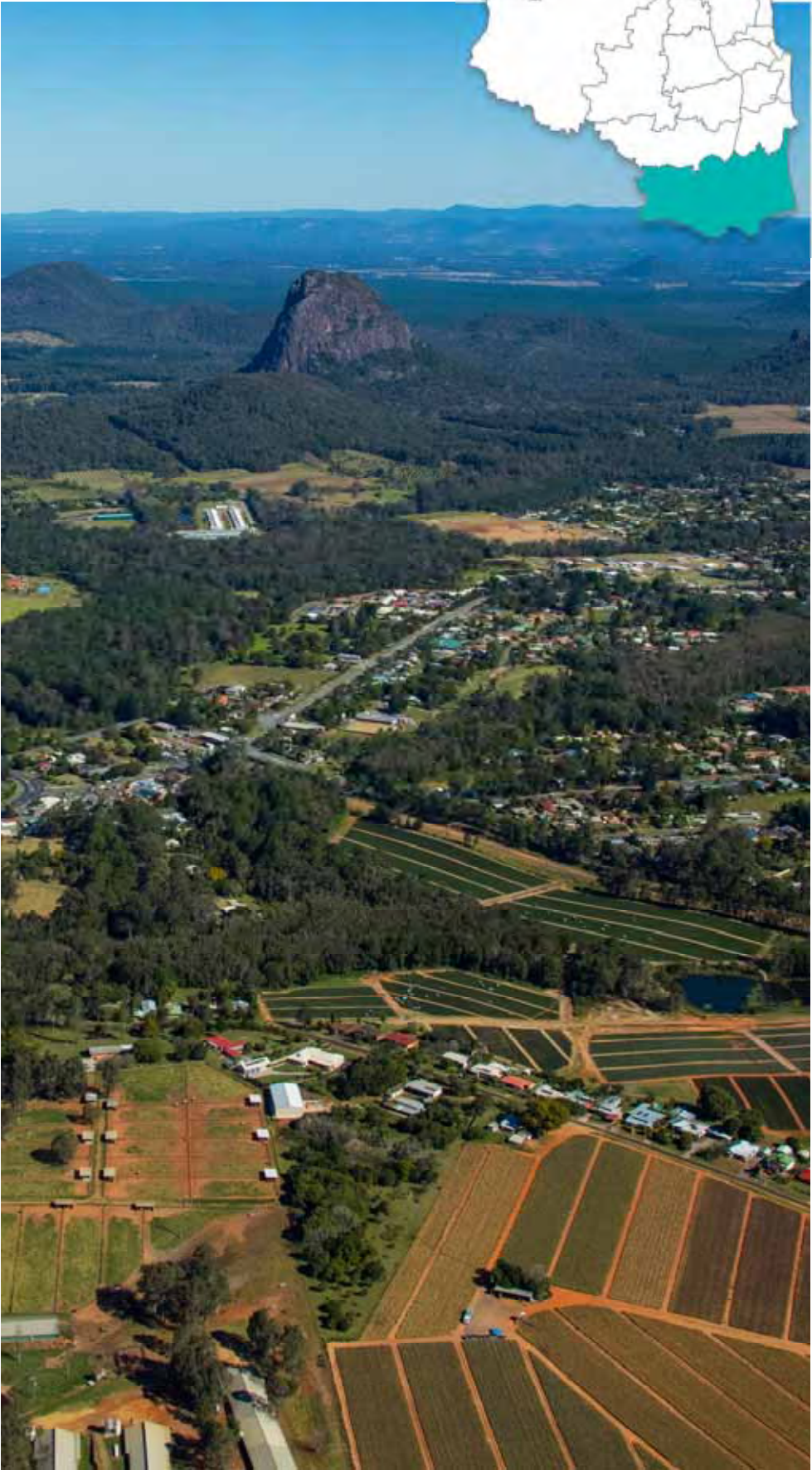
The township of Glass House Mountains remains a small, relaxed rural town, with a village feel and strong heritage character. It offers a range of services to locals and visitors. Urban areas of the township are characterised by traditional low density, low-rise residential development on larger urban lots. Some streets close to the town centre and railway station have redeveloped over time to offer a greater range of housing types including well designed, low rise townhouses and duplexes.

The township of Beerburum remains a small village with an intimate rural character and identity, serving the basic needs of locals and visitors. Residents of the village enjoy a quiet, semi-rural lifestyle on large blocks.

Outside the townships, rural residential communities have experienced little change. Residents in these areas enjoy a quiet, semi-rural lifestyle on large blocks.

Rural areas continue to thrive, accommodating important and productive rural activities including cropping, grazing and forestry, as well as significant expanses of bushland habitat.

With a diverse array of natural assets, the area is an increasingly sought-after visitor destination. This has allowed the townships and the local rural economy to increasingly benefit from the visitor and day trip market, offering a range of small scale and low impact nature and rural based tourism opportunities, as well as cultural tourism opportunities for First Nations people.

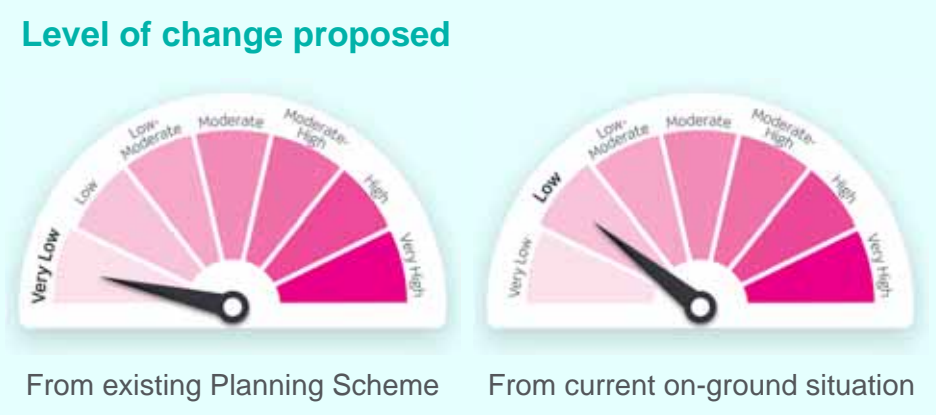


Proposed Planning Directions

The following are proposed planning directions for Glasshouse – Pumicestone Local Plan Area for the new planning scheme:

- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban and rural residential minimum lot sizes
- Maintain controls on signage, especially in rural areas and along scenic routes
- Retain compact centres and strong provisions to discourage out-of-centre development
- Investigate opportunities for additional low-medium density development such as dual occupancies and townhouses close to the Glass House Mountains town centre
- Investigate opportunities for specific designation of land for retirement/aged care at Glass House Mountains township
- Protect water quality in the Pumicestone Passage and Somerset Dam water supply catchment
- Maintain Halls Creek area within the rural zone and outside the urban growth management boundary. Continue to emphasise the environmental/landscape importance of this area (**Map Ref. 1**)
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Retain strong inter-urban breaks to retain the separate identity of the towns
- Include specific provisions for development in the Regional Inter-urban Break which protect the area and leverage opportunities for appropriate nature and rural-based tourism and recreation
- Protect forestry operations (**Map Ref.2**)

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

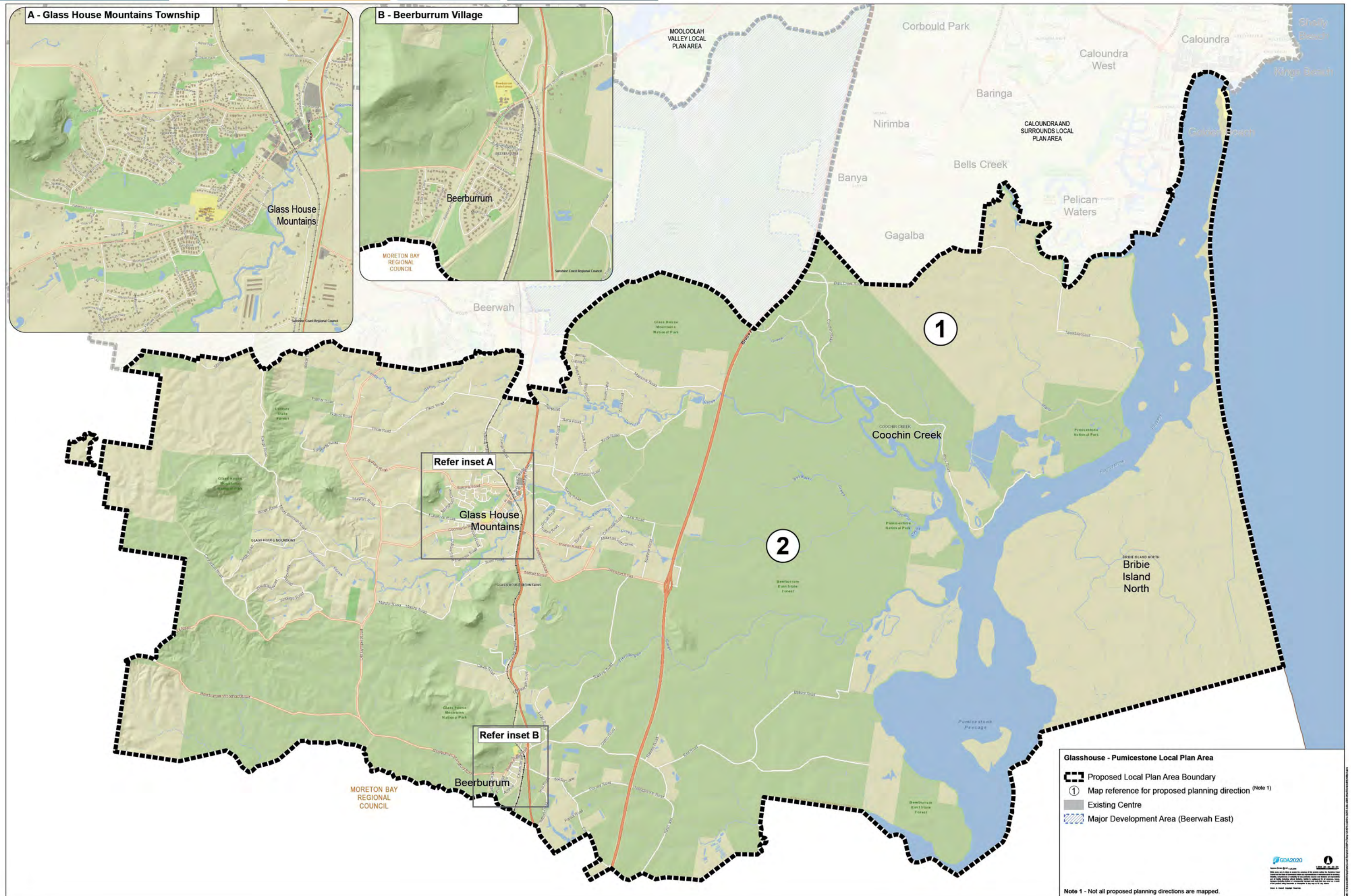


Tell us what you think

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Blackall Range – Maleny

Description

The proposed **Blackall Range – Maleny Local Plan Area (LPA)** is located in the western part of the Sunshine Coast on the Blackall Range and Maleny Plateau. It is centred around the communities of interest of Maleny, Montville, Flaxton and Mapleton. Localities within the local plan area also include North Maleny, Balmoral Ridge, Dulong, Kureelipa, Reesville, Witta, Bald Knob, and parts of Wootha, Curramore, Hunchy and West Woombye. The rural scenic amenity, views and village character of the townships is attractive to tourists, and the area supports a range of small scale, low-key nature based tourism and function facilities. The area also supports agri-tourism and local food production. The proposed boundary of the Blackall Range - Maleny LPA is identified on the **attached map**.

There are limited opportunities for growth due to availability of infrastructure and services, steep and unstable land, bushfire, the need to protect productive agricultural land and major habitat, biodiversity and conservation areas as well as the need to maintain water quality in the Mary River catchment and Baroon Pocket Dam water supply catchment.

Role in the Sunshine Coast region

In a region-wide context, the Blackall Range – Maleny LPA provides:

-  Regional landscape
-  Rural production
-  Hinterland living and rural living
-  Tourism focus (nature and rural based)
-  Major habitat and biodiversity

**the area may also provide other functions at a local level.*

Draft vision statement

The Blackall Range - Maleny Local Plan Area remains a picturesque and diverse rural area with the rural township of Maleny, the small villages of Montville and Mapleton, and a series of discrete rural residential areas, set amongst a mosaic of farming land, remnant vegetation and environmental reserves.

The township of Maleny, with its traditional main street, heritage character, and strong community feel, remains the largest town on the Blackall Range. It is a vibrant and popular country town with a diverse and eclectic mix of boutique shops, cafes and galleries as well agricultural and rural supplies servicing surrounding farms.

The village of Montville remains a key tourist node. It includes a charming mix of European style buildings intermingled with historic and traditional Australian style heritage buildings that extend along the leafy main street and offer shops, cafés, galleries and other predominantly tourist related services.

The village of Mapleton offers local convenience shopping and is more oriented to servicing the needs of the local community.

Urban areas of the townships and villages are characterised by traditional low density, low rise residential development on larger urban lots. Some streets close to Maleny's town centre have redeveloped over time to offer a greater range of housing types including well designed and low rise townhouses and duplexes.

Rural residential communities, including at Flaxton, North and South Maleny, Dulong and Kureelipa, have experienced little change. Residents in these areas enjoy a quiet, semi-rural lifestyle on large blocks.

The local plan area derives much of its character and economic value from its picturesque setting and rural production activities. Rural areas continue to thrive, accommodating important and productive rural activities and agri-business, as well as significant expanses of bushland and rainforest habitat.

The many spectacular scenic views from the Blackall Range escarpment, and across the rolling hills of the Maleny Plateau, are protected and the area continues to be popular with tourists and day trippers. Tourism development retains a primary focus on small scale and low key nature and rural based tourism experiences, visitor accommodation and services.

The important water resource, landscape and ecological values of the Lake Baroon catchment area are protected.



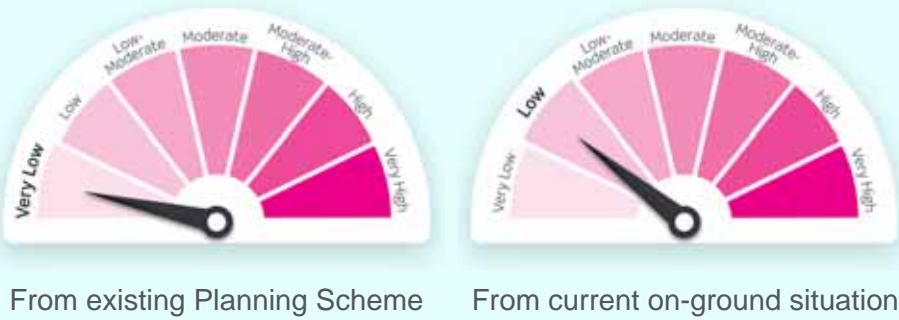
Proposed Planning Directions

The following are proposed planning directions for Blackall Range - Maleny LPA for the new planning scheme:

- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban and rural residential minimum lot sizes
- Retain “iconic provisions” and investigate extending these to other areas of the escarpment (e.g. Mountain View Road, Maleny) (**Map Ref. 1**)
- Maintain controls on signage, especially in rural areas and along scenic routes
- Retain compact centres and strong provisions to discourage out-of-centre development
- Protect water quality in the Lake Baroon and Mary River catchments (**Map Ref.2**)
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Ensure tourism development is having appropriate regard to the maintenance of local rural and residential amenity and is appropriately located and serviced
- Maintain limits on vegetation clearing to preserve habitat and landscape values
- Review provisions relating to the establishment of service stations within centres

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed

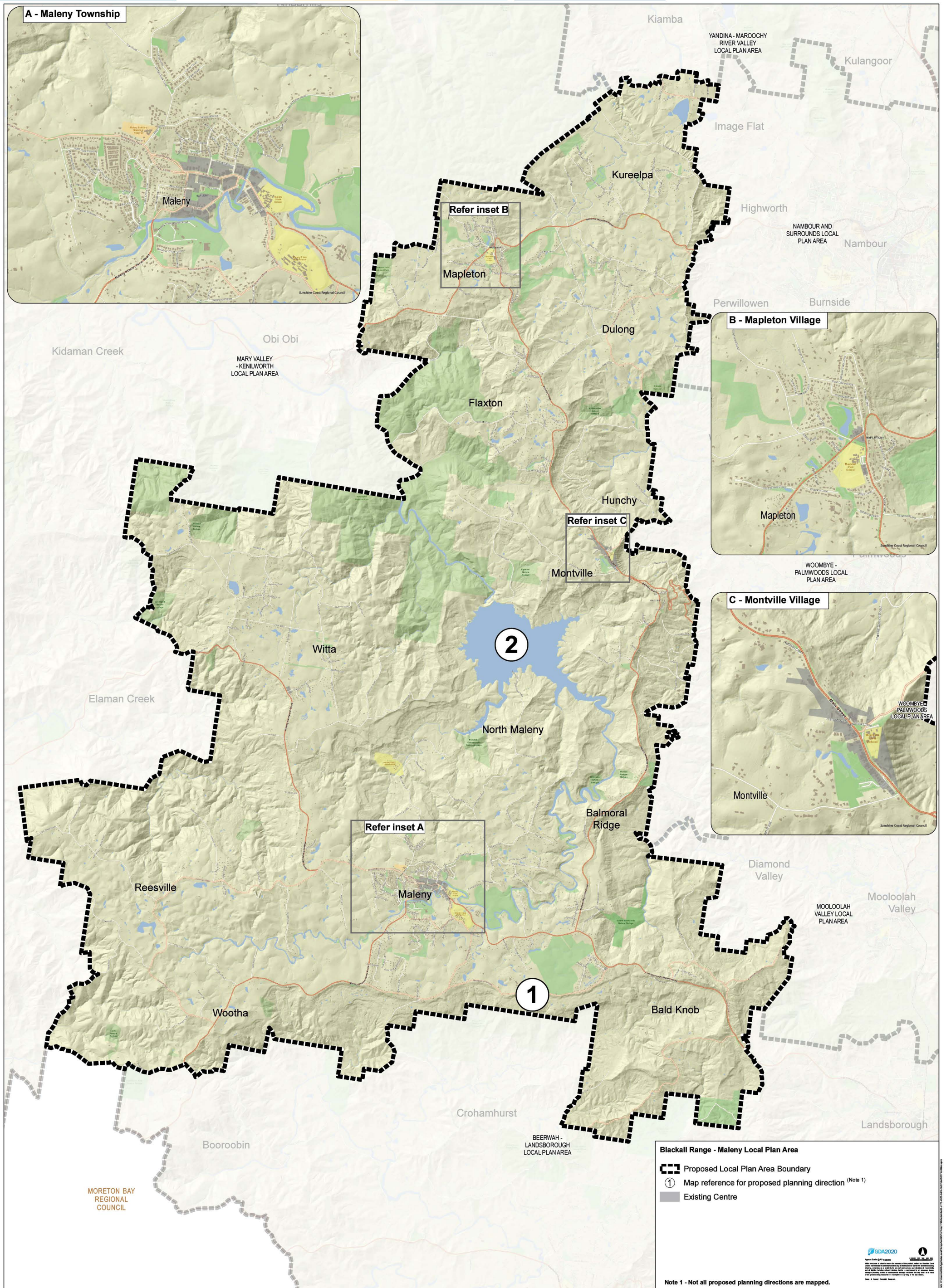


Tell us what you think

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Mary Valley – Kenilworth

Description

The proposed **Mary Valley – Kenilworth Local Plan Area** (LPA) is located in the western part of the Sunshine Coast. It is centred around the township of Kenilworth and also includes the localities of Conondale, Elaman Creek, Obi Obi, Cambrook, Kidaman Creek, Coolabine, Gheerulla, Belli Park, Conondale and parts of Wootha and Curramore. The area comprises primarily rural and conservation land. The proposed boundary of the Mary Valley - Kenilworth LPA is identified on the **attached map**.

There are limited opportunities for growth due to flooding, the need to protect productive agricultural land and major habitat, biodiversity and conservation areas, the need to maintain water quality in the Mary River catchment and distance to major centres and services.

Draft vision statement

The Mary Valley - Kenilworth Local Plan Area remains a productive and scenic rural area, accommodating predominantly farmland on the valley and river flats, and large tracts of environmental reserves and remnant vegetation in elevated areas.

The township of Kenilworth, focussed around its traditional main street, remains a small country town with a distinctive village character and identity. The town is set on the Mary River, in an attractive rural landscape of rolling hills, framed by the Conondale and Blackall Ranges. The town continues to derive much of its character and local economy from these rural and natural assets, which remain undiminished in the landscape.

Tree-lined streets, large lots, low-key low-rise buildings, and the farmland surrounding the town, continue to provide a lush green country atmosphere and backdrop. Boutique shopping and cafes, and nature and rural based tourism, will continue to be a focus for the town, which has cemented its place as a popular day trip and camping destination.

The village of Conondale remains a small rural village serving the basic needs of locals and visitors. Residents of the village enjoy a quiet, semi-rural lifestyle on large blocks.

The significant ecological, landscape, scenic, cultural, and recreational values of the large expanses of national park in the local plan area, including the Conondale National Park and Mapleton National Park, are protected. The water quality, habitat and scenic values of the Mary River and its catchment are also protected and enhanced, with minimal intensification of development occurring in the local plan area.

Role in the Sunshine Coast region

In a region-wide context, the Mary Valley – Kenilworth LPA provides:

-  Regional landscape
-  Rural production
-  Hinterland living and rural living
-  Tourism focus (nature and rural-based)
-  Major habitat and biodiversity

**the area may also provide other functions at a local level.*

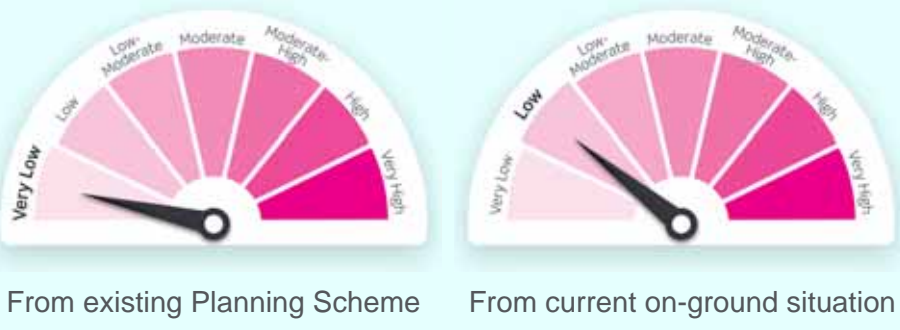


Proposed Planning Directions

The following are proposed planning directions for Mary Valley - Kenilworth Local Plan Area for the new planning scheme:

- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban and rural residential minimum lot sizes
- Maintain the traditional main street and heritage character of Kenilworth
- Continue to promote the rural production and scenic values of the area
- Maintain controls on signage, especially in rural areas and along scenic routes
- Maintain water quality in the Mary River catchment
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Ensure tourism development is having appropriate regard to the maintenance of local rural and residential amenity and is appropriately located and serviced
- Maintain limits on vegetation clearing to preserve habitat and landscape values

Level of change proposed

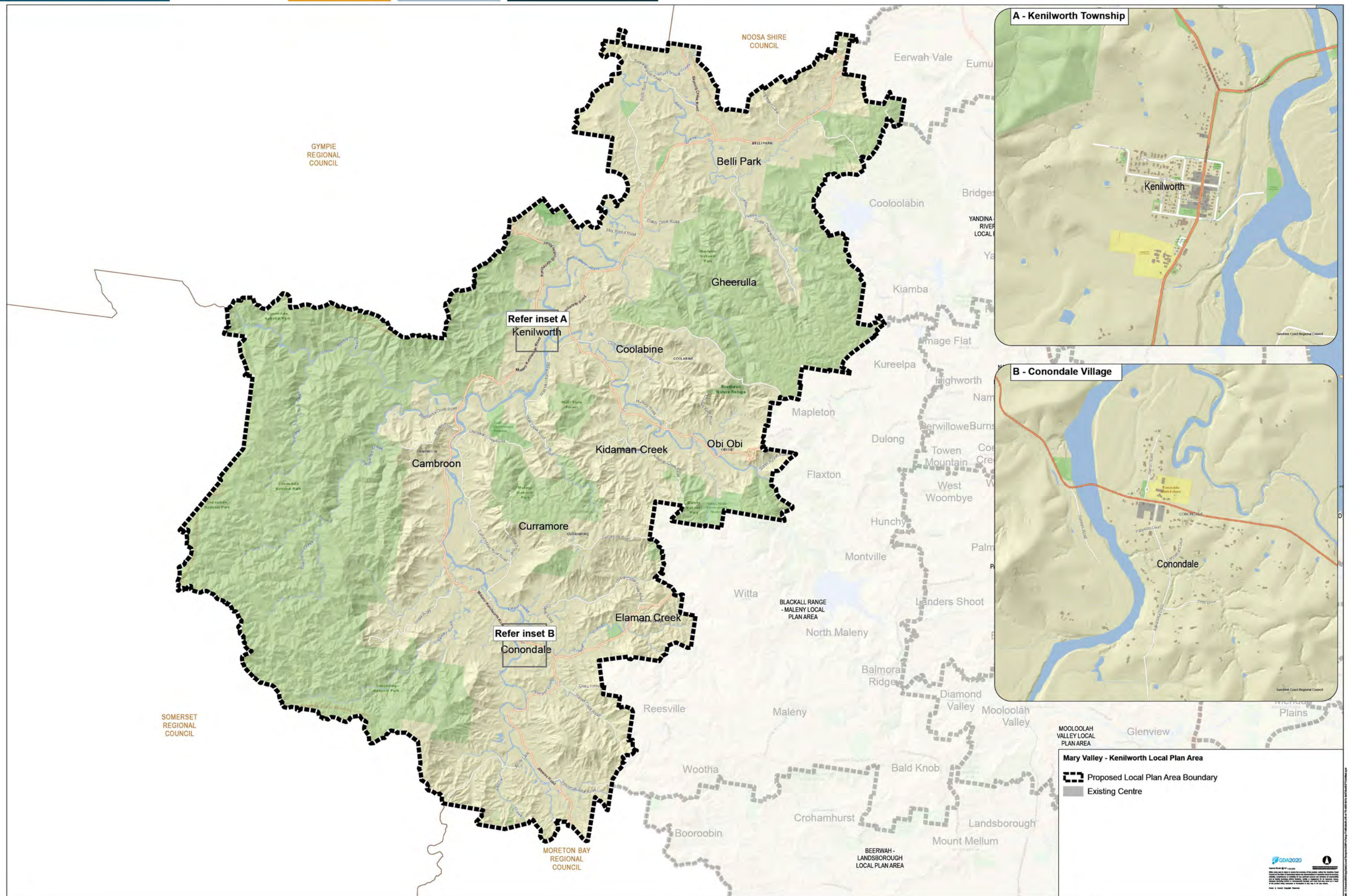


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Coolum – Peregian



Description

The proposed **Coolum – Peregian Local Plan Area (LPA)** is located in the north-eastern part of the Sunshine Coast along the coastline. Mount Coolum forms the southern boundary, the western boundary generally adjoins South Coolum Road and low -lying rural land, and the urban edge of Peregian Springs. The northern boundary is formed by the northern part of the Peregian Springs and Peregian Breeze estates, and Coolum Beach. It includes the coastal township of Coolum Beach and the surrounding communities of Point Arkwright, Yaroomba, and Mount Coolum. The local plan area also includes tourist resorts, tourist accommodation and the Coolum industrial area. Significant environmental and landscape features include Mount Coolum, Emu Mountain, Point Arkwright, Point Perry, the Coolum Bays, and Noosa National Park, Yaroomba Bushland Park, the beach and dune system. The proposed boundary of the Coolum – Peregian LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively limited due to physical and environmental constraints such as flooding, steep and unstable land and native vegetation. Significant remaining development sites include the former golf course land at beachside Yaroomba, and future stages of the Coolum industrial area at Quanda Road.

Role in the Sunshine Coast region

In a region-wide context, the Coolum – Peregian LPA provides:

-  Regional Landscape (coast)
-  Major industry (Quanda Road)
-  Tourism focus (coastal)
-  Suburban living

**the area may also provide other functions at a local level.*

Draft vision statement

The Coolum – Peregian Local Plan Area remains a relaxed coastal community, defined by its picturesque beachside setting and notable natural features including Mount Coolum, Emu Mountain, Point Arkwright, Point Perry and Noosa National Park, ridgelines, beaches and foreshores. These features remain clearly dominant and undiminished in the landscape.

Development is low-key and predominantly low rise, with most of the local plan area retaining its traditional suburban character. The Coolum Town Centre remains the largest centre in the local plan area, attracting tourists and locals alike with its relaxed beachside village character. Tourist accommodation, small scale boutique retail and outdoor dining venues cluster along the Esplanade, with Birtwill Street remaining the primary commercial area.

Smaller centres located at Coolum West, Mount Coolum, Peregian Springs and Peregian Breeze also offer local goods and services. Modern, visually appealing industrial areas in the vicinity of Quanda Road, service local and regional industry needs.

Some streets closest to the Coolum Town Centre have redeveloped over time to offer a greater range of housing types including well designed townhouses, duplexes and low-rise units.

Newer developments in Peregian Springs and Peregian Beach (Peregian Breeze Estate) have matured into leafy, walkable and family friendly suburbs.



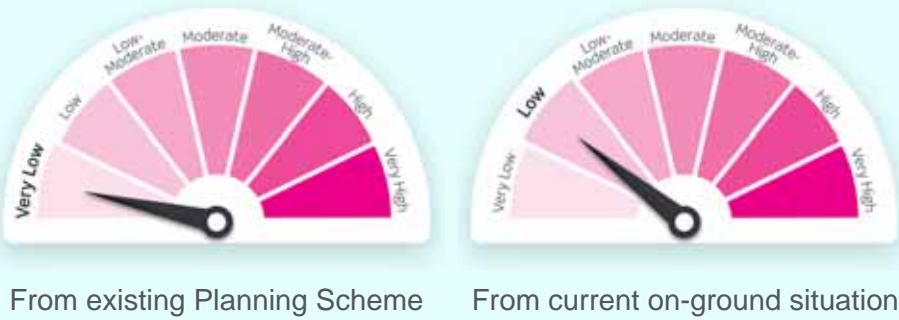
Proposed Planning Directions

The following are proposed planning directions for the Coolum – Peregian Local Plan Area for the new planning scheme:

- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban minimum lot sizes
- Investigate possible areas for additional low-medium density residential development close to the Coolum Town Centre to improve housing diversity
- Peregian Springs and Peregian Breeze estates continue to develop in accordance with existing development approvals. Allocate zones to reflect existing and approved land uses (**Map Ref. 1**)
- Retain and strengthen existing intent for the Palmer Coolum Resort site to remain as a golf course and tourist accommodation (**Map Ref. 2**)
- Yaroomba Beach development site - await appeal outcome (**Map Ref. 3**)
- Investigate options to allow limited indoor sport and recreation uses in Quanda Road industrial area, where such uses do not alienate the future use of premises for industrial purposes (**Map Ref. 4**)
- Protect local coastal environmental and landscape features including local beaches, dunes, significant vegetation, prominent ridgelines, Point Arkwright, Point Perry, the Coolum Bays, Mount Coolum and Emu Mountain
- Include new provisions to protect sea turtle sensitive areas

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed

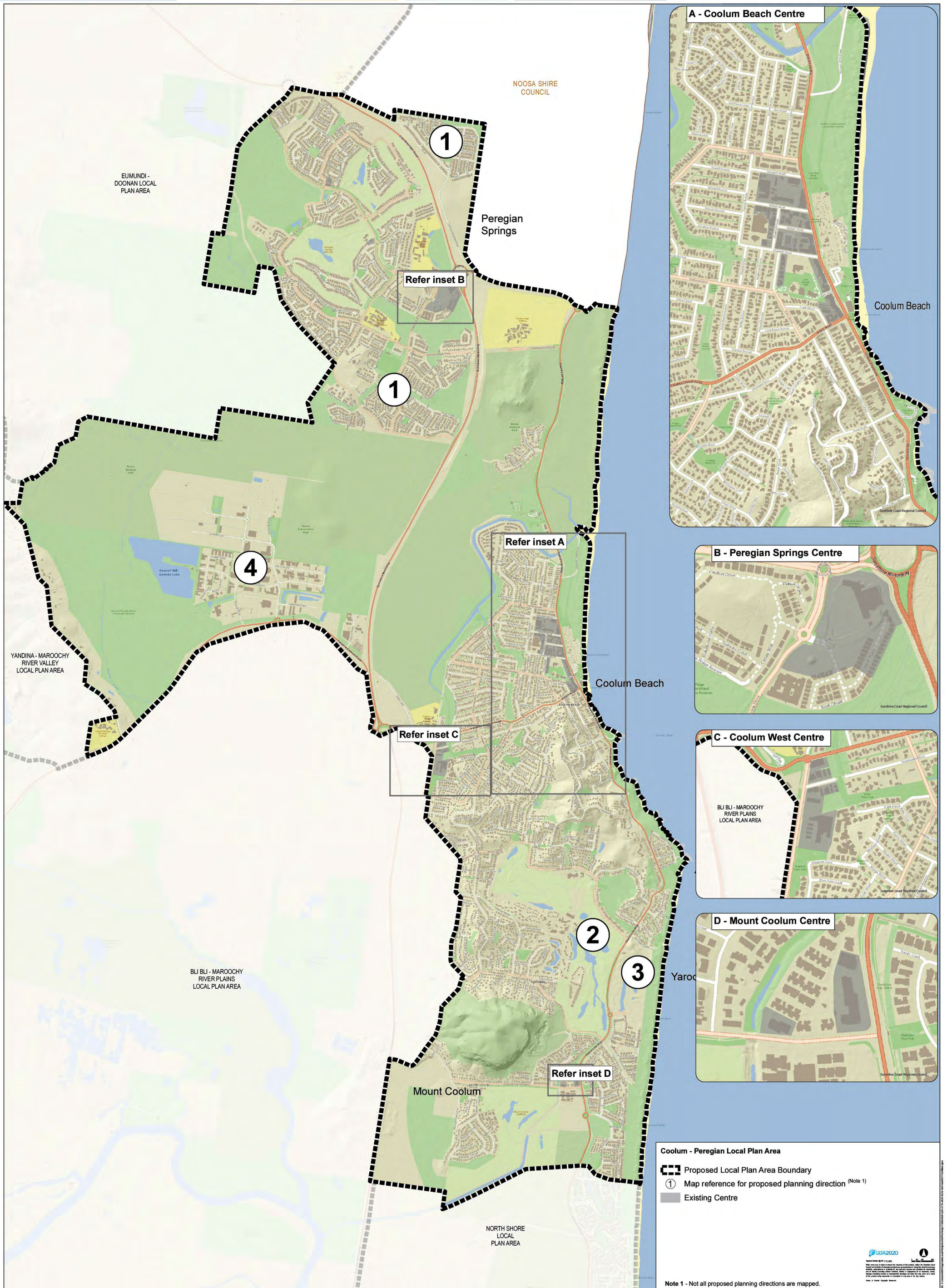


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North Shore

Description

The proposed **North Shore Local Plan Area (LPA)** is located in the central -eastern part of the Sunshine Coast along the coastline, east of the Sunshine Motorway, north of the Maroochy River and south of Mount Coolum. It includes the established suburban communities of Twin Waters, Mudjimba, Pacific Paradise and Marcoola. The local plan area also includes the Sunshine Coast Airport, Airport Industrial Park and tourist resorts at Twin Waters and Marcoola.

Most of the area is relatively flat and close to sea level. Significant environmental features include Mudjimba Island, the Maroochy River, coastal wetlands, waterways, the beach and dune system. The proposed boundary of the North Shore LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively low, primarily due to physical and environmental constraints such as flooding and native vegetation as well as airport operations. The Sunshine Coast Airport site offers some opportunities for growth and development of airport related uses.

Role in the Sunshine Coast region

In a region-wide context, the North Shore LPA provides:

-  Regional landscape (coast)
-  Major infrastructure
-  Suburban living
-  Tourism focus (coastal)

**the area may also provide other functions at a local level.*

Draft vision statement

The North Shore Local Plan Area remains a mostly low density coastal urban area comprising a number of beachside residential neighbourhoods, and the Sunshine Coast Airport.

Framed by national park, coastal wetlands, secluded beaches and the Maroochy River, the residential communities of Mudjimba, Marcoola, Pacific Paradise and Twin Waters continue to accommodate predominantly low rise, low density suburban development, with some additional tourist accommodation and low-medium density residential development clustered around existing nodes. Leafy beachside village centres anchor these communities, providing local shopping, dining and other services.

The Sunshine Coast Airport has strengthened its role as the Sunshine Coast's tourist and trade gateway. It has developed into a world class airport and continues to provide a catalyst for economic growth within the region. The airport site continues to develop, accommodating a wide range of aerospace and aviation activities as well as complementary and ancillary industry and commercial businesses.



North Shore

Proposed Planning Directions

The following are proposed planning directions for the North Shore Local Plan Area for the new planning scheme:

- Review planning for Sunshine Coast Airport and adjacent industrial land to provide for compatible and complementary development (**Map Ref. 1**)
- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban minimum lot sizes
- Extend the Local Centre Zone at Pacific Paradise to include the former bowls club site to provide opportunity for the centre to expand (**Map Ref. 2**)
- Investigate possible areas for additional low-medium density residential development close to the centre at Pacific Paradise to improve housing diversity
- Investigate opportunities to extend the existing Tourist Accommodation Zone at Marcoola and Mudjimba
- Review future use/zoning of Surfing World site and adjoining vacant land to the west for possible tourist or aged care accommodation uses (**Map Ref. 3**)
- Review future use/zoning of former airport public safety area for possible sport and recreation uses (**Map Ref. 4**)
- Retain suburban character of existing Twin Waters estate
- Retain existing intent for Twin Waters resort (**Map Ref. 5**)
- Twin Waters West - await appeal outcome (**Map Ref. 6**)
- Protect local coastal environmental and landscape features including local beaches, dunes, significant vegetation, Mudjimba (Old Woman) Island and Maroochy River

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed – Airport site



From existing Planning Scheme



From current on-ground situation

Level of change proposed – Remainder of LPA



From existing Planning Scheme



From current on-ground situation



Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

To have your say scan the QR code or go to haveyoursay.sunshinecoast.qld.gov.au





North Shore Local Plan Area

- Proposed Local Plan Area Boundary
- Map reference for proposed planning direction (Note 1)
- Existing Centre
- Sunshine Coast Airport

Note 1 - Not all proposed planning directions are mapped.

Approved Draft 1.0.2020
Sunshine Coast Council
Date: Wednesday, 10 November 2021
DRAFT Sunshine Coast Planning Scheme 2024

Bli Bli – Maroochy River Plains

Description

The proposed **Bli Bli – Maroochy River Plains Local Plan Area** (LPA) is located in the central part of the Sunshine Coast, north of the Maroochy River and west of the Sunshine Motorway. It reflects the existing community of interest around Bli Bli, encompassing a mix of cleared lowland floodplain and elevated areas. It includes the township and urban area of Bli Bli, as well as surrounding rural and rural residential areas including Rosemount, Diddillibah and Maroochy River. This proposed local plan area also includes the full extent of the Blue Heart Sunshine Coast major green space. The proposed boundary of the Bli Bli – Maroochy River Plains LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively low, primarily due to significant physical and environmental constraints such as flooding, steep land and native vegetation.

Draft vision statement

The Bli Bli – Maroochy River Plains local plan area remains a diverse and scenic area comprising a number of urban and rural residential neighbourhoods, surrounded by a mosaic of rural and natural areas.

The Maroochy River and floodplain with its significant cultural, environmental, flood storage and recreational values, dominates and defines the role and character of the local plan area.

Within this area, known as ‘Blue Heart’, a significant complex of wetland and floodplain ecosystems is thriving and has boosted climate resilience through adaptive and sustainable floodplain management. Innovative land use initiatives ensure the most critical areas of the floodplain are protected, whilst providing community and recreation opportunities through regional parkland, open space and trails and establishing new uses for existing rural and agricultural lands, including economic opportunities for landowners.

Perched on higher land within the broader lowlands of the Maroochy floodplain, the community of Bli Bli is fully developed and remains a popular, family friendly area, accommodating predominately low rise, low density suburban development. Bli Bli is anchored by a vibrant riverside village centre, providing local shopping, dining and services.

Residents in the rural residential areas of Rosemount, Diddillibah, Maroochy River and Keils Mountain continue to enjoy a quiet, semi-rural lifestyle close to the amenities of Bli Bli and the broader coastal urban area).

Role in the Sunshine Coast region

In a region-wide context, the Bli Bli – Maroochy River Plains LPA provides:

-  Regional landscape
-  Major greenspace and flood storage (Blue Heart)
-  Suburban living (Bli Bli)
-  Rural residential living
-  Major habitat and biodiversity

**the area may also provide other functions at a local level.*



Bli Bli – Maroochy River Plains

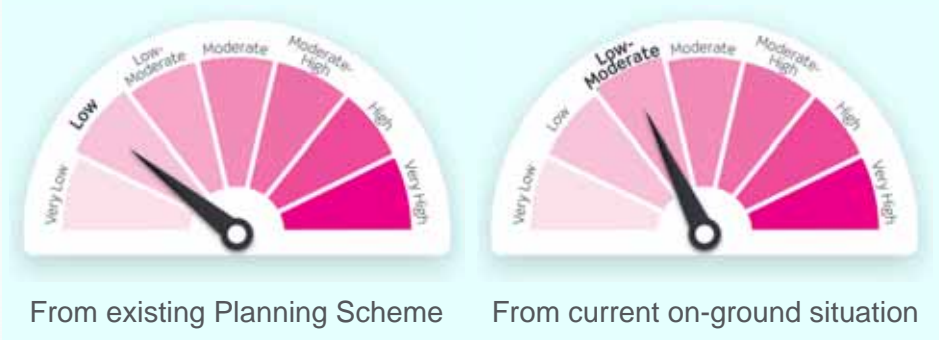
Proposed Planning Directions

The following are proposed planning directions for Bli Bli – Maroochy River Plains LPA for the new planning scheme:

- No increase in maximum allowable building heights
- No further expansion of urban and rural residential growth management boundaries (beyond current amendment)
- Retain large urban and rural residential minimum lot sizes to preserve local character
- Extend the local centre zone in Bli Bli to provide opportunity for the centre to expand (**Map Ref. 1**)
- Investigate possible areas for additional low-medium density residential development close to the centre at Bli Bli to improve housing diversity
- Review planning for the possible expansion area within the urban footprint north of Thomas Road and west of Lefoes Road (**Map Ref. 2**)
- Review future land use intent for the Bli Bli Castle site (**Map Ref. 3**)
- Continue to develop Parklakes estates in accordance with existing development approvals, and zone to reflect existing and approved land use (**Map Ref. 4**)
- Improve design and siting provisions for secondary dwellings and dual occupancies
- Include new provisions to reflect the Blue Heart (**Map Ref. 5**)
- Review allowable uses in the Rural Zone, especially in breaks between urban areas (e.g. between Bli Bli and Maroochydhore) to help retain the individual identity of our communities
- Ensure new development in high flood/coastal hazard areas is compatible with the level of risk
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Maintain controls on signage especially in the Blue Heart and along scenic routes

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed

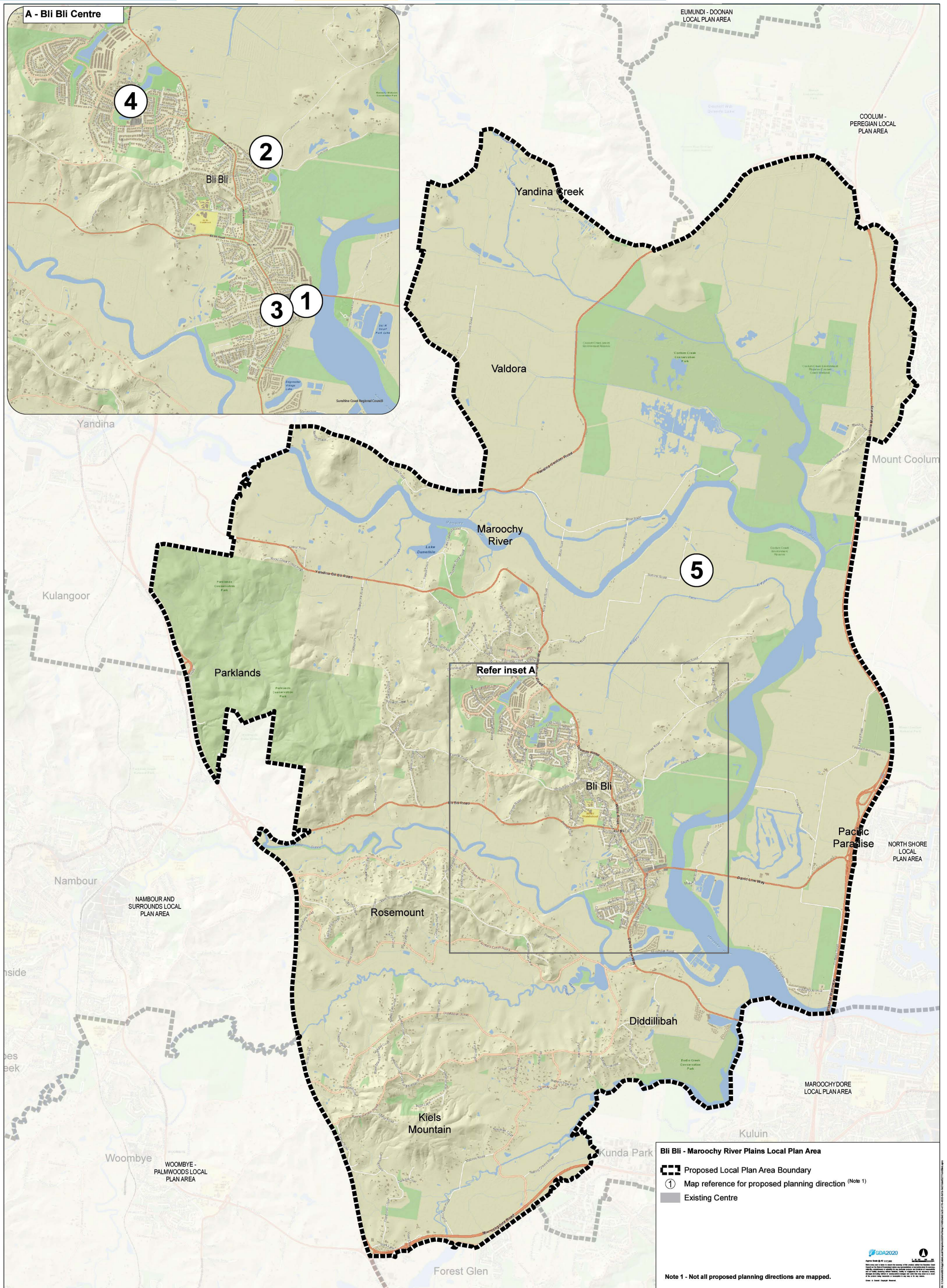


Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

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Maroochydore









Description

The proposed **Maroochydore Local Plan Area** (LPA) is located centrally on the Sunshine Coast along the coastline, south of the Maroochy River. It reflects the existing community of interest around Maroochydore and Kuluin as well as the industrial area of Kunda Park. The proposed local plan area includes the Maroochydore City Centre. The proposed boundary of the Maroochydore LPA is identified on the **attached map**.

There are significant opportunities for further growth and development due to proximity and accessibility to the emerging city centre which will attract significant business and infrastructure investment, including the potential for heavy rail and high frequency public transport. Constraints to further development primarily include flooding associated with the Maroochy River and coastal hazards, and current transport infrastructure capacities.

Role in the Sunshine Coast region

In a region-wide context, the Maroochydore LPA provides:

-  Major employment, retail and services (CBD)
-  Urban living
-  Suburban living (in parts)
-  Regional landscape (coast)
-  Major industry (Kunda Park)
-  Major infrastructure
-  Major sport and recreation
-  Tourism focus (coastal)

**the area may also provide other functions at a local level.*

Draft vision statement

The Maroochydore Local Plan Area supports a thriving mix of the highest level centre based activities, industry and enterprise activities, major community, recreational and sporting facilities and infrastructure, and a variety of urban residential neighbourhoods, providing new and diverse coastal live - work – play experiences, with high levels of access to jobs, entertainment, transport and services expected in the region’s pre-eminent centre.

Maroochydore city centre is the heart of the Sunshine Coast - a vibrant and exciting regional city centre built on smart technology which supports innovative business, investment and employment. A strong civic focus promotes community cohesion and identity, and regional shopping facilities, events and entertainment attract residents and visitors to the centre. The city centre is integrated with a mixed-use frame comprising a series of supporting business precincts, urban villages and other precincts.

The local plan area offers high levels of connectivity, via the Sunshine Coast Airport, an integrated public transport network offering passenger rail connections to Brisbane, and a local mass transit system connecting nearby centres. The submarine broadband cable offers excellent digital connectivity. High quality and amenity active transport connections are prioritised to promote active and healthy living, and a walkable city centre.

Maroochydore is a liveable coastal urban centre, providing a diversity of attractive and affordable housing in a high amenity environment. Within the city centre, multi-unit and mixed-use development provides higher density apartment living overlooking city streets and urban parkland. Higher density living areas are concentrated at key nodes focused along the main transit corridor of Aerodrome Road and are connected to the beaches via shady boulevards. Urban villages at Cotton Tree, Maroochydore Beach, and Bradman Avenue provide apartment living and tourist accommodation in identifiable and well-designed communities. Other areas close to the city centre provide lower scaled apartment living, townhouses, and duplexes as well as pockets of traditional low-density housing, providing a variety of residential options.

Maroochydore City is a healthy centre which embeds natural landscape elements into the design and use of buildings, streets and places, and connects with and recognises its picturesque coastal location. Resilience is improving, through sustainable flood management practices, appropriate built form and infrastructure to improve adaptability.

To the west of the Motorway, the nearby suburb of Kuluin continues to offer predominantly low rise, low density suburban development, with some intensification in key locations.

Kunda Park, along with the Fishermans Road and Commercial Road Industrial precinct in Kuluin, are thriving industrial areas, accommodating a wide range of local and regional scale industry and enterprise activities, and supporting the growth of the Maroochydore City Centre.

Redevelopment in the Kunda Park industrial area has improved visual amenity along Maroochydore Road as a key gateway to the City Centre.



Maroochydhore

Proposed Planning Directions

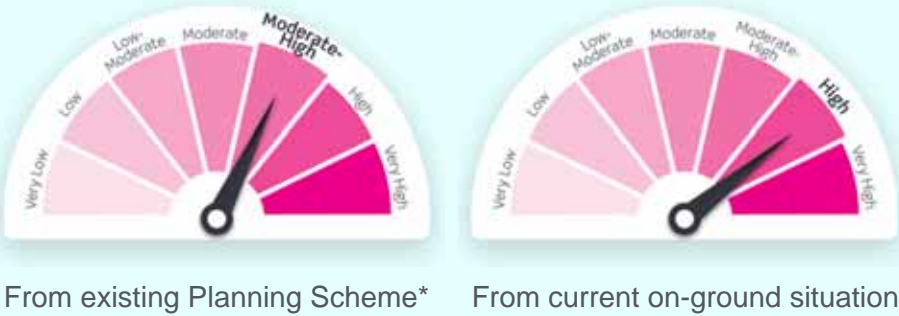
The following are proposed planning directions for Maroochydhore Local Plan Area for the new planning scheme:

- Continue to develop Maroochydhore as the largest centre and CBD for the Sunshine Coast with a concentration of high order retail, commercial, employment, services, administrative, community, cultural, recreational and entertainment activities as well as significant concentrations of residential development.
- Ensure planning for the Maroochydhore City Centre Priority Development Area (PDA) and areas of Maroochydhore outside the PDA is considered in an integrated manner to ensure a functional and cohesive City
- Review height limits on sites adjoining the PDA to facilitate built form integration with the PDA (Map Ref. 1)
- Maintain existing height limits for land immediately adjacent to Maroochydhore Beach and Cotton Tree Esplanade
- Maintain tourism focus and open space values of Cotton Tree Esplanade showcasing its waterside setting (Map Ref. 2)
- Provide mixed use redevelopment opportunities along Aerodrome Road (Map Ref. 3)
- Encourage the transition of the Sunshine Coast Home Centre to a mixed-use node to facilitate residential uses located in multiple floors above the ground storey along with limited larger format retailing (Map Ref. 4)
- Provide additional areas for medium and low – medium density residential re-development close to the centre and transit stations
- Ensure appropriate transition to adjacent areas of low-density housing
- Maintain Ocean Street/Duporth Avenue as a vibrant food and music precinct (Map Ref. 5)
- Consolidate Kunda Park industrial area and investigate ways to improve built form outcomes along this section of Maroochydhore Road (Map Ref. 6)
- Provide for the transition of the Wisers Road industrial area to large format retailing (e.g. showrooms) (Map Ref. 7)
- Allow for some limited low-medium density housing such as dual occupancies and townhouses in Kuluin to improve housing diversity
- Continue network planning and advocacy to other levels of government to ensure the timely delivery of infrastructure (roads, public and active transport, open space, community facilities, digital infrastructure etc) to keep pace with growth
- Protect Maroochy River, Maroochydhore Beach, dunes and coastal environment
- Enhance the waterways as focal features for the city with extensive linear parklands and pedestrian connections

- Enhance public access to the Maroochy River
- Ensure new development in high flood/coastal hazard areas is compatible with the level of risk
- Build flood resilience and adaptability through protection of flood storage areas, dune and foreshore areas, design and location of buildings and infrastructure
- Ensure built form is responsive to raised floor levels to address flooding and ensures appropriate street address and pedestrian connectivity
- Provide walkable, shady streets and a high amenity public realm
- Investigate ways to leverage opportunities associated with the 2032 Olympics.

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed – Maroochydhore



** Note: Tthe planning scheme does not apply to the new Maroochydhore City Centre Priority Development Area. Development in this area is regulated by the State Government.*



Image credt: SunCentral. Image is indicative only.

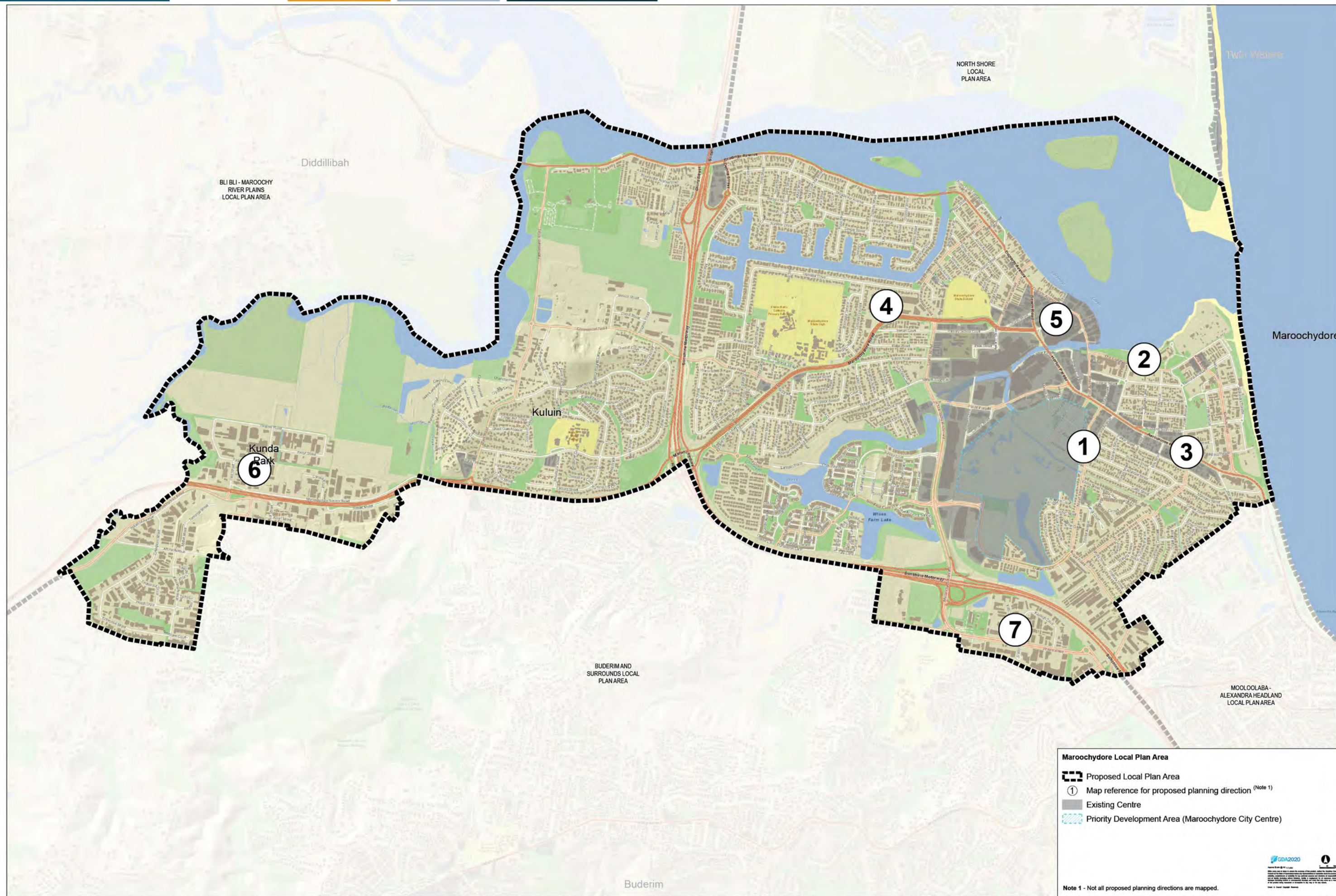


Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

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- Maroochydore Local Plan Area**
- Proposed Local Plan Area
 - Map reference for proposed planning direction (Note 1)
 - Existing Centre
 - Priority Development Area (Maroochydore City Centre)

Note 1 - Not all proposed planning directions are mapped.

Mooloolaba – Alexandra Headland


Description

The proposed **Mooloolaba – Alexandra Headland Local Plan Area** (LPA) is located centrally on the Sunshine Coast along the coastline. It comprises the existing communities of Mooloolaba and Alexandra Headland. The proposed local plan area has high scenic coastal amenity and is a renowned tourist and beach destination. The proposed boundary of the Mooloolaba – Alexandra Headland LPA is identified on the **attached map**.


There are opportunities for redevelopment and revitalisation in areas close to the main centres and public transport routes, including potential high frequency public transport. Constraints to further development primarily include flooding associated with the Mooloolah River, coastal hazards and current transport infrastructure capacities.

Role in the Sunshine Coast region


In a region-wide context, the Mooloolaba – Alexandra Headland LPA provides:




Tourism focus (coastal)




Suburban living



Urban living (in parts)



Major infrastructure



Regional landscape (coast)

**the area may also provide other functions at a local level.*

Draft vision statement

The Mooloolaba - Alexandra Headland Local Plan Area remains a world class beachfront destination that embraces and retains its outstanding natural beauty. With a profile boosted by its key role the 2032 Olympics, it showcases the best of the Sunshine Coast and is used and loved equally by residents and visitors.

Mooloolaba and Alexandra Headland’s waterfronts, centres, tourist and residential areas are connected by an integrated walkable network of open space, streets and laneways that foster a relaxed, healthy and active lifestyle. A series of local mass transit stations provide fast and convenient connections for residents and visitors to Maroochydore, and south to Kawana and Caloundra, and are a catalyst for targeted redevelopment. Outside these identified areas, the majority of existing low-density housing areas in Mooloolaba and Alexandra Headland are retained with minimal change.

The heart of Mooloolaba is a walkable hub of subtropical streets activated by a mix of business, tourist and residential accommodation, education, community and recreational uses. It is activated by day and by night. The Spit and Mooloolah River are protected for their recreation, boating, fisheries, aquatic tourism and conservation values.


Brisbane Road creates an attractive gateway to Mooloolaba. It forms a vibrant mixed use corridor which connects surrounding residents with services and transport options. Older residential areas adjacent to this corridor are revitalised, with a range of low-medium density housing including lower scaled apartment living, townhouses, and duplexes.

Alexandra Headland remains a sought-after oceanfront tourist destination which is framed by an active and connected residential community, parks and natural areas. It creates a distinctive transition between Maroochydore city centre and the heart of Mooloolaba, with Alexandra Parade forming an attractive boulevard that celebrates its ocean front location.

An aerial photograph showing the coastline of Mooloolaba and Alexandra Headland. The image captures the urban development along the beach, with numerous high-rise apartment buildings and commercial structures. The beach is visible, along with the ocean and some rocky areas. In the top right corner, there is a small inset map of the Sunshine Coast region, with a green dot indicating the location of the Mooloolaba – Alexandra Headland Local Plan Area.

NEW

SUNSHINE COAST
PLANNING SCHEME PROJECT



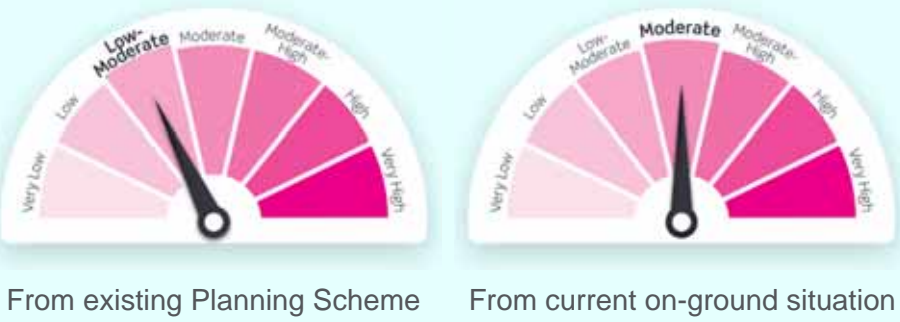
Proposed Planning Directions

The following are proposed planning directions for Mooloolaba – Alexandra Headland Local Plan Area for the new planning scheme:

- Focus areas of increased density/height along key corridors and in nodes (e.g. close to centres and transit stations)
- Provide opportunities for mixed use redevelopment along Brisbane Road and in the vicinity of Naroo Court / Walan Street / Muraban Street / First Avenue / Smith Street (**Map Ref. 1**)
- Investigate possible areas for additional low-medium density residential development, such as duplexes and townhouses, to improve housing diversity (**Map Ref. 2**)
- No increase in height limits on the Spit east of the Mooloolaba Wharf site, or on top of Alexandra Headland (**Map Ref. 3**)
- Protect local coastal environmental and landscape features including local beaches, dunes and Alexandra Headland
- Continue to support the tourism focus of Mooloolaba and enhance a vibrant night-time economy in a manner that is compatible with short-term and permanent residential amenity
- Review provisions relating to the Mooloolaba Wharf site (**Map Ref. 4**)
- Improve regulation of short-term accommodation uses in residential areas
- Continue to protect the open space, recreational and maritime values of the Spit, Mooloolah River and river mouth (**Map Ref. 5**)
- Ensure new development in high flood/coastal hazard areas is compatible with the level of risk
- Provide walkable, shady streets and a high amenity public realm
- Investigate ways to leverage opportunities associated with the 2032 Olympics.

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed



Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

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Buderim and Surrounds





Description

The proposed **Buderim and Surrounds Local Plan Area (LPA)** is located centrally on the Sunshine Coast close to the coastline. It reflects the existing communities of interest of Buderim and Mons and parts of Mountain Creek, Forest Glen and Tanawha. The proposed local plan area contains highly constrained steep and vegetated areas on the Buderim escarpment. Buderim has a traditional main street and village character surrounded by leafy suburbs. The proposed boundary of the Buderim and Surrounds LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are limited, primarily due to physical and environmental constraints such as steep and unstable land, bushfire, flooding and native vegetation. There are opportunities for some further growth and development in the undeveloped area along Wises Road/ North Buderim Boulevard and parts of Forest Glen.

Role in the Sunshine Coast region

In a region-wide context, the Buderim and Surrounds LPA provides:

-  Suburban living
-  Rural residential living
-  Regional landscape (Buderim escarpment)
-  Major habitat and biodiversity

**the area may also provide other functions at a local level.*

Draft vision statement

The Buderim and Surrounds Local Plan Area remains a predominantly low intensity area, where leafy suburban and rural residential communities sit lightly in the landscape, intertwined with large areas of vegetation and open space.

The undeveloped parts of the escarpment are protected, and the mosaic of native vegetation on the slopes and foothills of Buderim Mountain continues to make a significant contribution to the character of the local plan area, and the broader Sunshine Coast region. Travellers along the Bruce Highway, Mons Road and the Tanawha Tourist Drive continue to enjoy the scenic qualities offered by this forested landscape setting.

Communities within the local plan area enjoy a quiet, relaxed lifestyle with high levels of accessibility to the coast. Development is low key and low rise, with the suburbs of Buderim and Mountain Creek retaining a traditional suburban character, and Tanawha, Mons and the majority of Forest Glen, retaining a rural residential character in a bushland setting.

The Buderim Town Centre with its village character and traditional, poinciana lined main street, remains the largest centre in the local plan area. Limited and low-rise dual occupancies, townhouses and small-scale apartments have developed incrementally around Buderim Town Centre and at North Buderim, improving housing diversity.

Forest Glen local centre has developed into a cohesive and functional village providing local goods and services, supported by light industry. Although some intensification has occurred around this centre in line with previous development commitments, this has not been further extended South of the Sunshine Motorway, the undeveloped portion of Wises Farm is developed in a way that responds to its local setting, its close proximity to Maroochydore City Centre, and its physical constraints.



Buderim and Surrounds

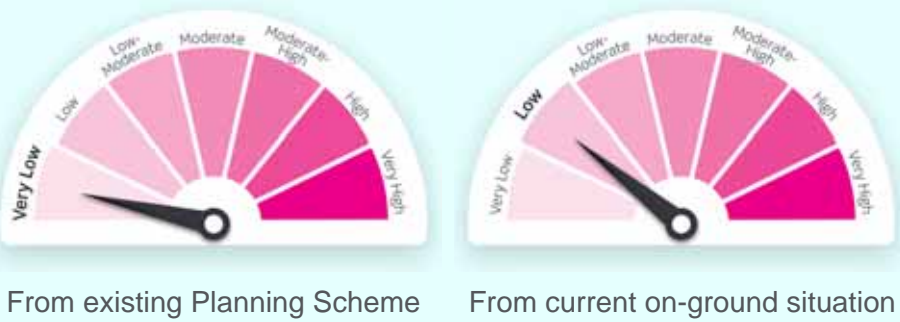
Proposed Planning Directions

The following are proposed planning directions for Buderim and Surrounds Local Plan Area for the new planning scheme:

- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban and rural residential minimum lot sizes
- Retain the Limited Development Zone
- Maintain the leafy, tree-lined character of Buderim’s main street and surrounding areas
- Allow for some limited low-medium density housing such as dual occupancies and townhouses around Buderim Centre (within existing zonings) and close to the centre in North Buderim to improve housing diversity
- No further expansion of Buderim Centre and retain strong provisions to discourage out-of-centre development (**Map Ref. 1**)
- Consolidate Forest Glen Centre with no further expansion of the centre or urban area (**Map Ref. 2**)
- Reflect the Forest Glen and North Buderim Centres as full-service local centres in line with their existing/approved function (**Map Ref. 3**)
- Review future land use intent for the undeveloped portion of Wises Farm (**Map Ref. 4**)
- Retain the natural vegetated character of Forest Glen, Tanawha and Mons
- Maintain limits on vegetation clearing to preserve habitat and landscape values
- Review provisions relating to the establishment of service stations within centres

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed

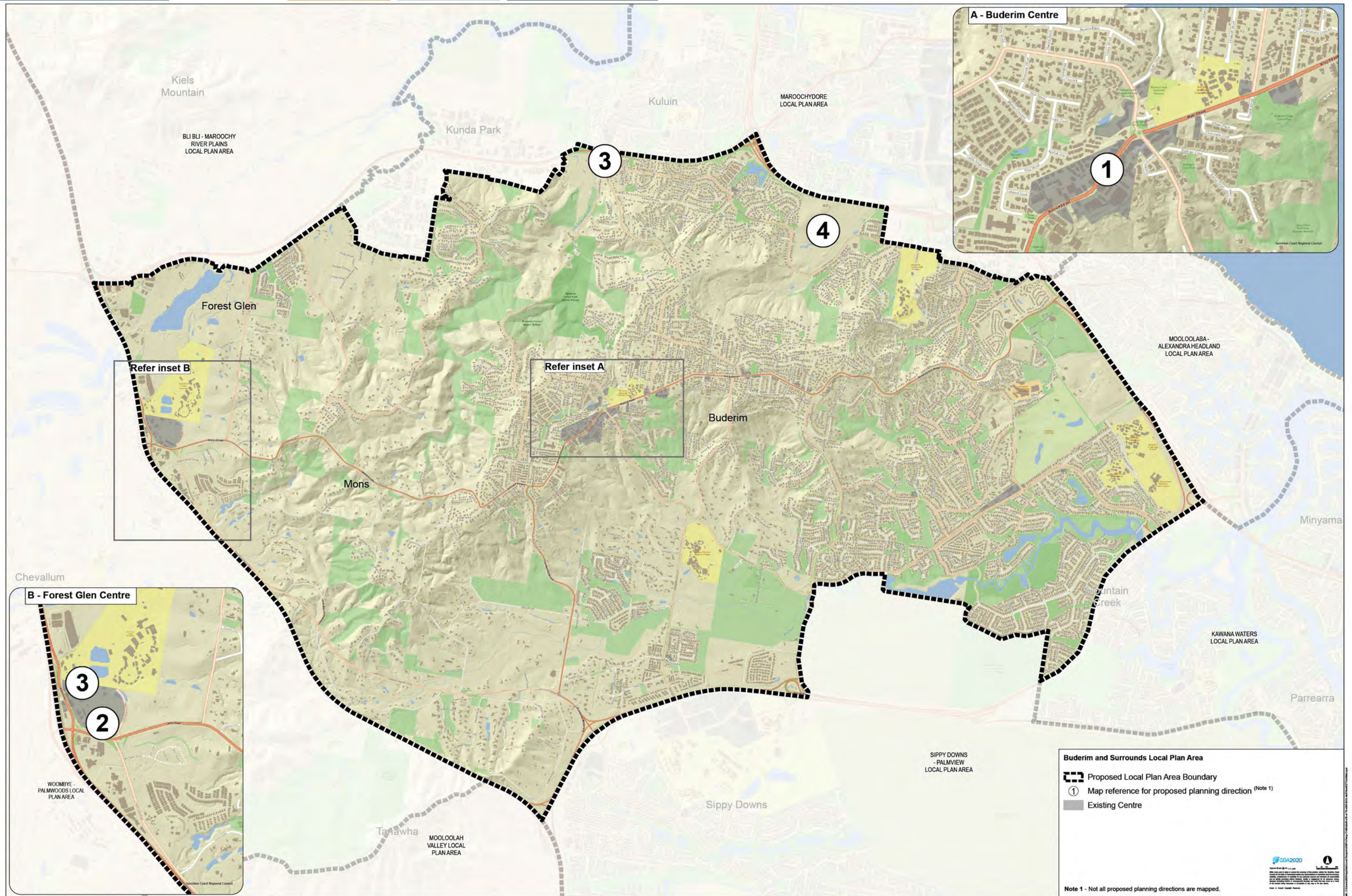


Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

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Kawana Waters

Description

The proposed **Kawana Waters Local Plan Area (LPA)** is located centrally on the Sunshine Coast along the coastline, south of the Mooloolah River and north of Currimundi Lake. It reflects the existing coastal suburbs of Buddina, Minyama, Parrearra, Mountain Creek (Brightwater), Warana, Bokarina, Birtinya, Wurtulla and Meridan Plains (Kawana Forest Estate). The proposed local plan area also includes Kawana Shoppingworld, the developing Kawana Town Centre and the Sunshine Coast University Hospital. The proposed boundary of the Kawana Waters LPA is identified on the **attached map**.

There are significant opportunities for further growth and development in this local plan area due to proximity and accessibility to retail, business and health services and infrastructure investment, including the potential for heavy rail and high frequency public transport. Constraints to further development include flooding associated with the Mooloolah River, coastal hazards, and current transport infrastructure capacities.

Role in the Sunshine Coast region

In a region-wide context, the Kawana Waters LPA provides:

-  Major employment, retail and services
-  Major infrastructure
-  Major sport and recreation
-  Suburban living
-  Urban living (in parts)
-  Regional landscape (coast)

**the area may also provide other functions at a local level.*

Draft vision statement

The Kawana Waters local plan area will become a series of distinctive, predominantly low-medium rise, leafy coastal villages focussed around existing centres and transit nodes. Outside these compact and defined urban villages, the majority of the existing low-density housing areas in Buddina, Minyama, Parrearra, Warana, Wurtulla, and Bokarina are retained with minimal change.

Neighbourhoods along the coastal corridor enjoy easy, walkable access to public transit, hubs of community activity, local shops, open space and interconnected walking and cycling networks. Building height and intensity varies from Bokarina to the Mooloolah River, with the highest buildings at the major centres of Kawana Town Centre at Birtinya and Kawana Shoppingworld and surrounds, marking them as important destinations for services, shopping, work and entertainment. In between these major centres, building heights are lower, and transition up and down to create recognisable focal points and reinforce local identity.

Kawana Town Centre at Birtinya continues to consolidate its role as an economic, health and service cluster of regional significance. It will emerge as a vibrant, mixed use centre, offering high value employment and an engaging, high amenity urban lifestyle for residents. It seamlessly connects people to major regional recreation, education and community facilities.

In the northern part of the local plan area, the major centre based on Kawana Shoppingworld serves a wide catchment. But it also forms the community heart of Minyama and Buddina neighbourhoods. It will become increasingly mixed use, pedestrian friendly and permeable.

New housing opportunities are created within and in the frame of this centre, taking advantage of easy access to the mass transit stations and centre facilities. In Minyama, Jessica Park, the marina and waterfront will contribute to local lifestyle and amenity. Between Buddina and Koorin Drive, improved connections and enhancement of streets between the beach and the centre provide a focus for community life.

In between these major centres, a series of smaller urban villages formed around existing local centres at Palkana Drive, Minkara Street, Wyanda Drive, Thunderbird Drive, Bokarina Boulevard, Moondara Drive and Piringa Street provide a focus for community life. These streets also create improved connections from the river and lake to the beach, and will be framed by attractive, low to mid-rise, sub-tropical buildings which add to a sense of vitality and community life. They will be improved by enhanced place making and active transport infrastructure and will be

anchored by local centres, often in combination with mass transit stations.

Production Avenue also forms an important east-west connector and supports a partial transition from industrial activities to a mixed use area which accommodates opportunities for visitor accommodation and housing benefitting from proximity to the river and optimising water views.

Existing car-oriented commercial strips along Nicklin Way are consolidated and revitalised to form attractive mixed use precincts supporting active pedestrian environments and creating improved visual amenity and built form along Nicklin Way, particularly around the new stations. Commercial activities in these areas are focussed on local service functions and smaller scale retail showrooms and offices with apartments above.

Interconnected linear open space networks are provided throughout the local plan area to enhance people's access to green space. Active transport infrastructure will be enhanced, and a high level of amenity is created along shaded streets and in public open spaces to support community life, walking and cycling.



Kawana Waters

Proposed Planning Directions

The following are proposed planning directions for the Kawana Waters Local Plan Area for the new planning scheme:

- Focus areas of increased density/height in nodes along the Nicklin Way corridor (e.g. close to existing centres)
- No high rise development outside major centres
- Retain most parts of the existing low density housing areas in Buddina, Minyama, Parrearra, Warana, Wurtulla, and Bokarina with minimal change
- Ensure appropriate transition between areas of higher density and low-density housing areas
- No increase in height limits along the beachfront. Reduce current height limits in parts of Buddina Urban Village (**Map Ref. 1**)
- Reflect Kawana Shoppingworld and surrounding commercial areas as part of the Kawana Major Regional Activity Centre (which also includes the new town centre at Birtinya) in accordance with the South East Queensland Regional Plan 2017 (Shaping SEQ) (**Map Ref. 2**)
- Progressively transition developed areas such as Kawana Island, Kawana Forest and Creekside which are currently subject to the historical Kawana Waters Development Control Plan (DCP), into the planning scheme proper to standardise planning provisions for the area (**Map Ref. 3**)
- Consider potential transition of all or part of Kawana Industrial Area to a wider mix of uses in the longer term to support the stadium precinct (**Map Ref. 4**)
- Investigate options to allow for limited indoor sport and recreation uses in Kawana Industrial Area
- Review provisions relating to the development of dual occupancies (duplexes)
- Protect local beaches, dunes, Point Cartwright and Mooloolah River
- Include provisions to protect sea turtle sensitive areas
- Provide walkable, shady streets and a high amenity public realm
- Provide for a series of interconnected linear open space networks, with a focus on connections to the beach, river and Lake Kawana
- Investigate ways to leverage opportunities associated with the 2032 Olympics.

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed



From existing Planning Scheme



From current on-ground situation

**the level of change is expected to be generally low for the majority of the LPA, but moderate-high in some areas*

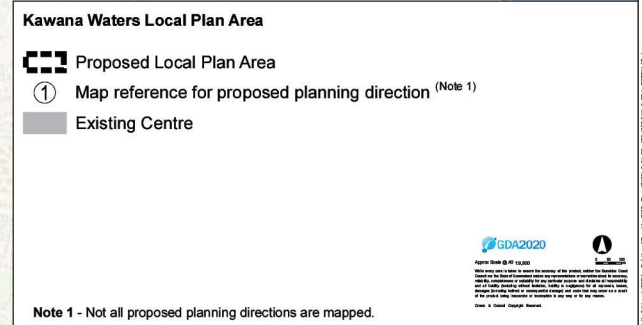


Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
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Sippy Downs – Palmview

Description

The proposed **Sippy Downs - Palmview Local Plan Area (LPA)** is located in the central part of the Sunshine Coast, east of the Bruce Highway and south of the Sunshine Motorway. It comprises the existing and emerging communities of Sippy Downs and Palmview, as well as the Mooloolah River National Park and adjacent conservation areas and the lower Mooloolah River Floodplain, encompassing the northern part of Meridan Plains and wetlands in the western part of Birtinya (collectively known as the Lower Mooloolah River Greenspace). The proposed boundary of the Sippy Downs – Palmview LPA is identified on the **attached map**.

There are significant opportunities for growth and development in this local plan area due to: proximity to the Bruce Highway and Sunshine Motorway, the University of the Sunshine Coast and the Sippy Downs Town Centre. Constraints to further development include flooding associated with the Mooloolah River, the Mooloolah River National Park and adjacent conservation areas, and extractive resource areas.

Role in the Sunshine Coast region

In a region-wide context, the Sippy Downs – Palmview LPA provides:

-  Major employment, retail and services
-  Major infrastructure (University)
-  Suburban living
-  Regional landscape
-  Major greenpace and flood storage (Lower Mooloolah River Greenspace)
-  Major new community / expansion (Palmview)
-  Major habitat and biodiversity

**the area may also provide other functions at a local level.*

Draft vision statement

The Sippy Downs – Palmview Local Plan Area is a diverse area comprising established and newer communities focussed around the University of the Sunshine Coast, as well as large tracts of rural and natural greenspace surrounding the Mooloolah River.

The Sippy Downs Town Centre has developed into a thriving, mixed-use University Town. Its vibrant, active, and leafy streets accommodate a wide range of centre activities along with concentrations of residential apartments and accommodation. The town centre connects strongly with the nearby University campus, with clear physical, visual and functional linkages.

A regionally significant innovation precinct is developing, encompassing the University of the Sunshine Coast and the Sippy Downs Business and Technology Precinct. The University provides a focus on tertiary education, training and research activities, whilst the adjacent Business and Technology Precinct provides a focus for science and technology related business and industries.

To the south and west of the Town Centre and University, established low density suburban communities including Chancellor Park and Bellflower estates remain largely unchanged.

The master planned community of Palmview is fully developed and provides a high-quality, subtropical, outdoor lifestyle with a diversity of housing choices in well connected, walkable and thoughtfully designed neighbourhoods, supported by smaller scale centres. Residents benefit from convenient connections to the Sippy Downs Town Centre and University, and further to the coastal corridor.

The large areas of greenspace which surround and frame the lower Mooloolah River and floodplain are protected for their ecological, cultural, landscape, flood management, recreation and natural economic resource values.



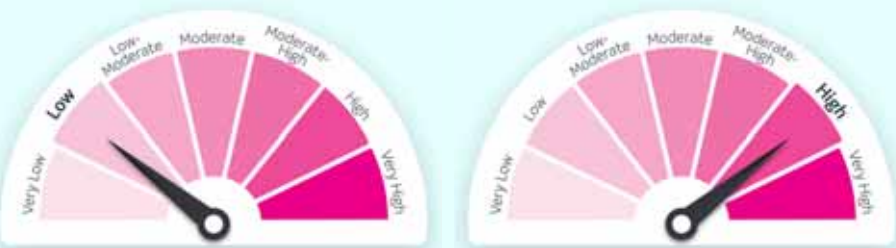
Proposed Planning Directions

The following are proposed planning directions for Sippy Downs - Palmview Local Plan Area for the new planning scheme:

- Continue to develop the Palmview master planned community in accordance with the Palmview Structure Plan, and incorporate any changes arising from the Infrastructure Agreement negotiations (**Map Ref. 1**)
- Review provisions relating to Sippy Downs Town Centre to streamline requirements (**Map Ref. 2**)
- Maintain the Sippy Downs Business and Technology Precinct and continue to leverage opportunities associated with the University. Further promote through inclusion within a new Innovation Zone. (**Map Ref 3**)
- Retain existing suburban areas of Chancellor Park and Bellflower estates with minimal change
- Maintain large urban minimum lot sizes in Sippy Downs (outside of Palmview Structure Plan area)
- Include new provisions outlining specific land use intent for the Lower Mooloolah River Greenspace (**Map Ref. 4**)
- Protect environmental values and water quality in and around the Mooloolah River

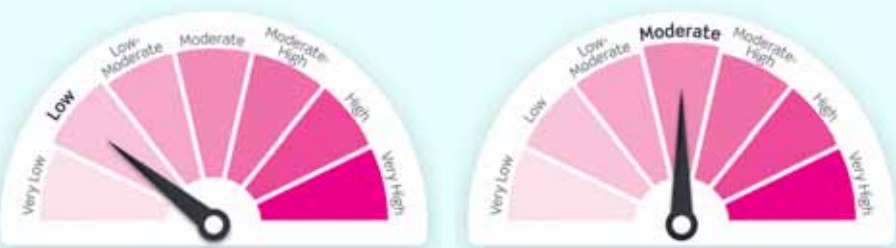
The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed (Palmview Structure Plan Area)



From existing Planning Scheme From current on-ground situation

Level of change proposed – Remainder of LPA



From existing Planning Scheme From current on-ground situation

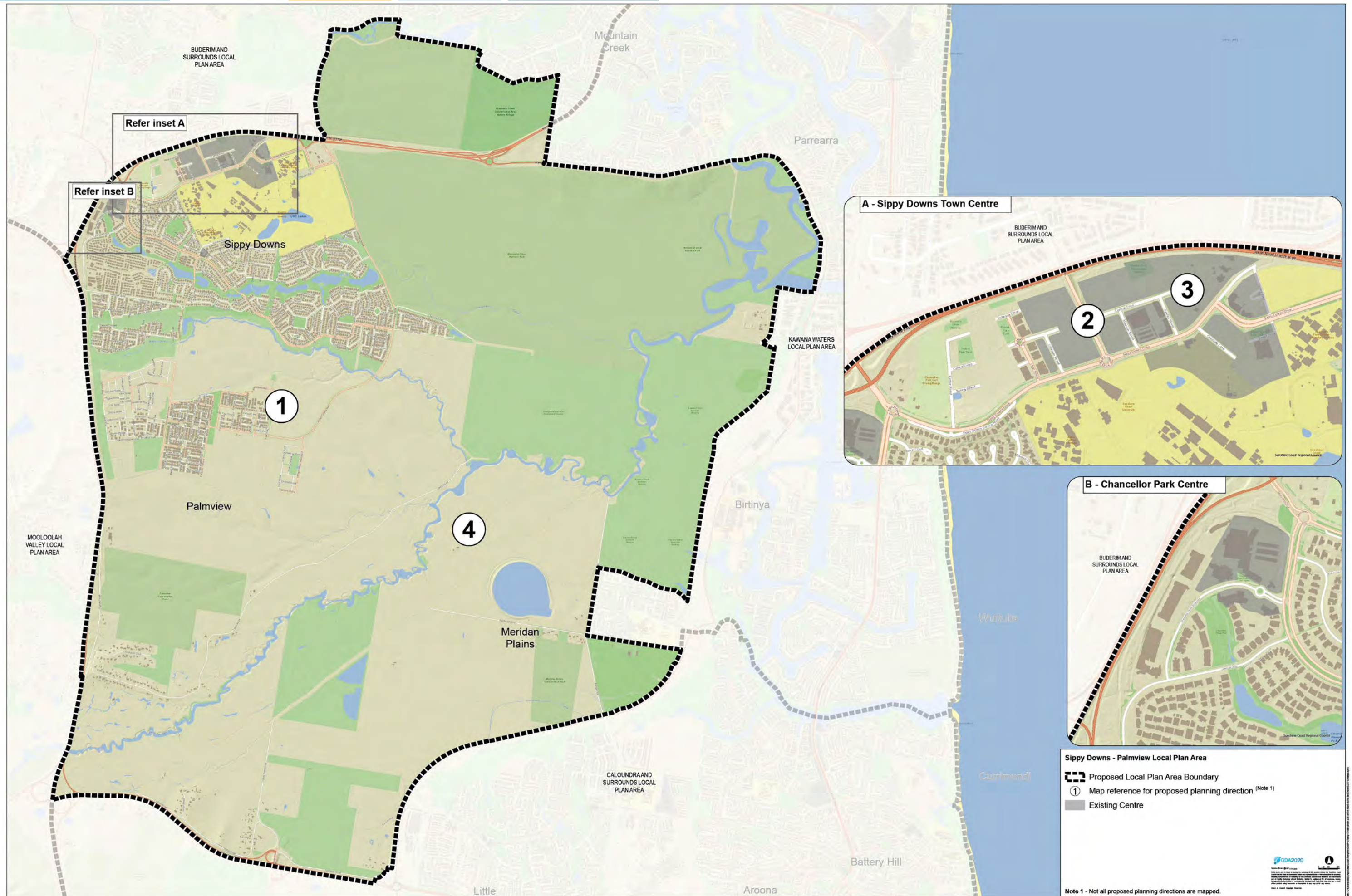


Tell us what you think

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Caloundra and Surrounds


Description

The proposed **Caloundra and Surrounds Local Plan Area (LPA)** is located in the south-eastern part of the Sunshine Coast. It includes the established communities of Caloundra, Kings Beach, Shelly Beach, Moffat Beach, Dicky Beach, Battery Hill, Currimundi, Aroona, Little Mountain, the southern part of Meridan Plains, Corbould Park, Caloundra West, Golden Beach and Pelican Waters and the large emerging community of Caloundra South (Aura). The eastern area comprises beachside suburbs and rocky headlands. The southern part adjoins the Pumicestone Passage, while to the west are hill side areas and coastal plains. The proposed boundary of the Caloundra and Surrounds LPA is identified on the **attached map**.


The area is a renowned tourist destination with high scenic amenity created by the coastline and back drop of the Glass House Mountains. There are opportunities for redevelopment and revitalisation around the town centre of Caloundra with proximity to employment, services, community, sport and recreation facilities and the potential for heavy rail and high frequency public transport. Constraints to further development include flooding, coastal hazards, bushfire, steep and unstable land, native vegetation, current transport infrastructure capacities, and major electricity infrastructure.

Role in the Sunshine Coast region


In a region-wide context Caloundra and Surrounds LPA provides:




Major employment, retail and services




Major new community / expansion area (Caloundra South)




Major industry (Sunshine Coast Industrial Park)




Major infrastrcutre, sport and recreation




Urban living (in parts)



Suburban living



Tourism (coastal)



Regional landscape (coast)

**the area may also provide other functions at a local level.*

Draft vision statement

The Caloundra and Surrounds Local Plan Area is a diverse and naturally beautiful urban area accommodating a wide range of business, tourist related, residential, community, sport and recreation and industrial uses, serviced by new passenger rail and local mass transit systems.

Located at the southern gateway to the coastal corridor, Caloundra, known as a city of beaches, is a thriving and vibrant major centre. At its heart is a welcoming and legible town centre with an attractive gateway boulevard. It is a destination for business, tourists and locals with a thriving and authentic main street, active laneways and attractive links to Bulcock Beach and enriched community spaces. The town centre and immediate surrounds offer a range of well-designed medium and high-density residential housing options which are well connected to the centre and key nodes via high quality and amenity streets. An urban village has emerged around the Central Park area, capitalising on the extensive community, sport and recreation facilities in this area. With their stunning waterfront locations, Kings Beach, Bulcock Beach and Golden Beach Esplanade remain a key focus for medium-high density housing and visitor accommodation.

Currimundi centre accommodates an increasingly diverse mix of uses, framed by low - medium density housing. Redevelopment in this area has significantly improved visual amenity along the Nicklin Way. Other district scale centres are also located at Pelican Waters and Aroona. Some intensification has occurred around the centre and proposed heavy rail station at Aroona and in some streets in Currimundi and Battery Hill. Outside of these areas, the majority of the established low density suburban areas remain relatively unchanged. Smaller centres at Golden Beach, Moffat Beach and Dicky Beach serve local community and visitor needs. These centres retain their low key, beachside village character.

Industrial areas at Caloundra Road and Corbould Park continue to accommodate a wide range of local and regional scale industry and enterprise activities. Moffat Beach Business Park continues to provide local industry needs. Caloundra Aerodrome is a significant hub for general aviation and aerospace activities, aviation history and other related and complementary high value economic activities.

To the west, the large new master planned community of Caloundra South (known as Aura) continues to grow, as a series of well connected, transit oriented, walkable and thoughtfully designed neighbourhoods, supported by a railway station and major centre, as well as several smaller scale centres, and a significant business park.



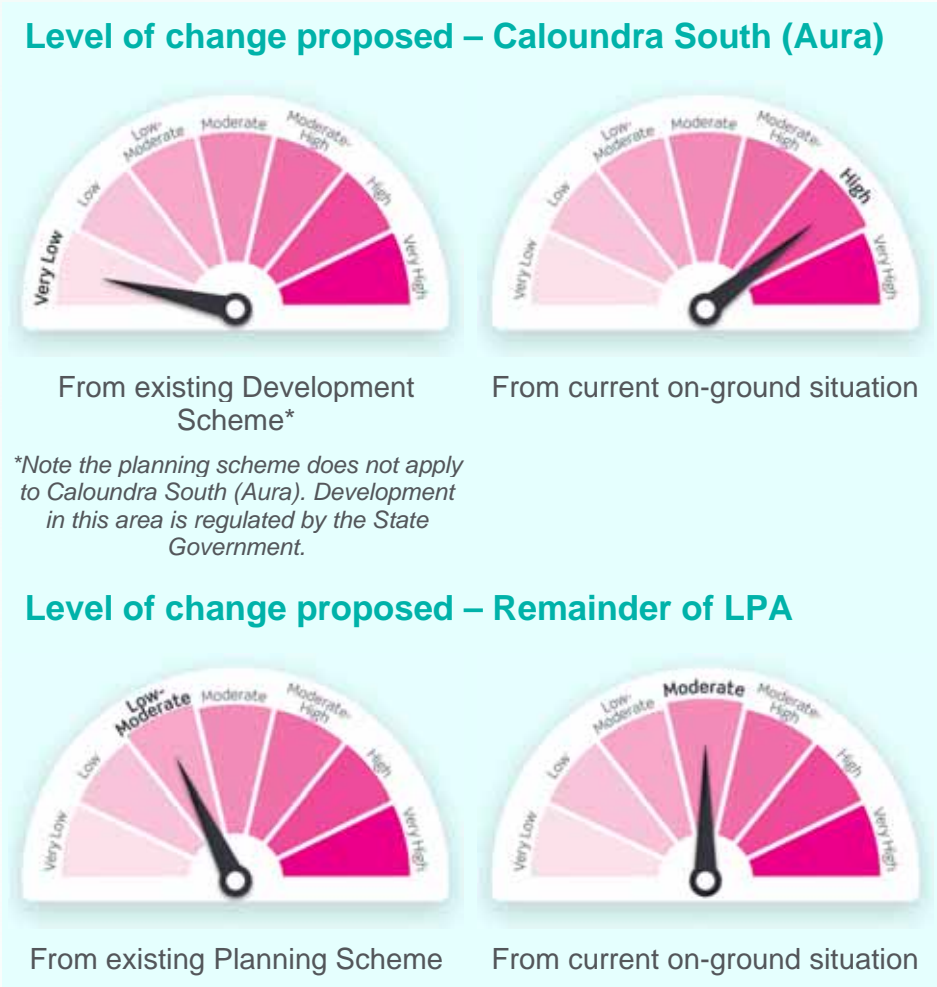
Caloundra and Surrounds

Proposed Planning Directions

The following are proposed planning directions for Caloundra and Surrounds LPA for the new planning scheme:

- Continue to develop Caloundra Centre in accordance with Caloundra Centre Master Plan and existing planning scheme provisions (**Map Ref. 1**)
- Investigate opportunities for additional medium density housing such as low-medium rise apartments, dual occupancies and townhouses around Caloundra Centre and Currimundi Centre
- Provide new mixed use development opportunities along Nicklin Way at Currimundi (**Map Ref. 2**)
- Investigate possible areas for additional low-medium density residential development in Currimundi (excluding beachfront areas) and Battery Hill to improve housing diversity
- Retain other existing low density housing areas with minimal change
- Continue to develop Pelican Waters in accordance with development approvals (**Map Ref. 3**)
- Retain the tourism focus of Kings Beach, Bulcock Beach and Golden Beach Esplanade (**Map Ref. 4**)
- Review provisions for Caloundra Aerodrome in accordance with new master plan currently being prepared (**Map Ref. 5**)
- Review future use of former Caloundra Sewage Treatment Plant site on Queen Street (possible community housing project) (**Map Ref. 6**)
- Retain Moffat Beach Industrial Area (**Map Ref. 7**)
- Continue to develop and consolidate existing industrial areas at Caloundra West and Corbould Park (**Map Ref. 8**), including a review of opportunities at Council’s waste management facility
- Continue to develop Caloundra South (Aura) in accordance with the State Governments’ Caloundra South Priority Development Area Development Scheme (**Map Ref. 9**)
- Continue to liaise with the State Government in relation to issues at Caloundra South (Aura) (e.g. street widths)
- Protect significant views in particular to and from the lighthouses, and to the Glass House Mountains
- Protect local coastal environmental and landscape features including local beaches, dunes, significant vegetation, rocky shorelines, headlands and Pumicestone Passage
- Provide walkable, shady streets and a high amenity public realm
- Include provisions to protect sea turtle sensitive areas

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

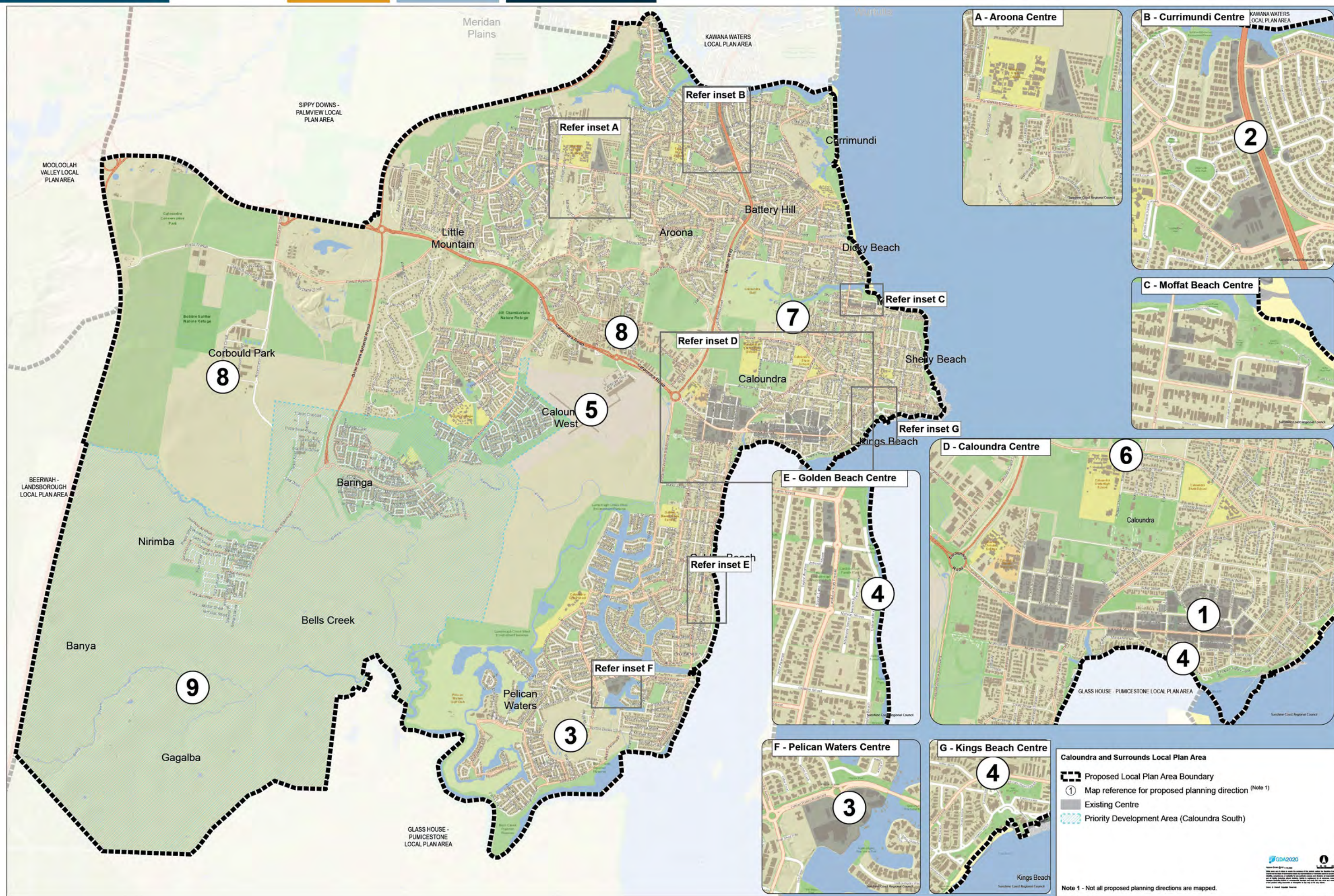


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Have your say on what the Sunshine Coast could look like in 2041. Council wants your feedback on the Sunshine Coast Land Use Planning Proposal 2041.

Your feedback will help Council plan for our region as we take the next exciting step in the sustainable development and evolution of the Sunshine Coast.

Importantly, this will help inform the development of the new planning scheme.

The consultation period for the Sunshine Coast Land Use Planning Proposal 2041 finishes on 31 March 2022.

Have your say

- Visit haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme

- Contact the project team:

Phone: 07 5420 8953 during business hours

Email: NewPlanningScheme@sunshinecoast.qld.gov.au

Mail: New Planning Scheme Project
Strategic Planning Branch
Sunshine Coast Council
Locked Bag 72
Sunshine Coast Mail Centre Qld 4560



The new planning scheme will be prepared over the next two to three years. As we progress through the plan making process, there will be other opportunities to engage with you on the drafting of the new planning scheme.